

Fleming Island Plantation
Community Development District Amenities
Policies and Procedures

Revised June 27,2017S

1. **District** – Shall refer to the Fleming Island Plantation Community Development District or CDD
2. **Manager / Management** – Shall mean the person or entity legally charged with the daily operation(s) of The Fleming Island Plantation District property and Amenities.
3. **Amenity Center** – Shall refer to the tennis courts, basketball courts, volleyball courts, playground and swimming facility located at 2300 Town Center Blvd.
4. **Plantation Splash Park** – Shall refer to the newest swim facility to include: water slide, wading pool, water bucket feature, playground, pavilions, activity grass and walk path. The Splash Park is located at 1510 Calming Water Drive.
5. **Patron** – Shall mean property owners of Fleming Island Plantation Community Development District, and those persons permanently residing in the same dwelling unit as the property owner; and non-property owners, who have paid the Annual User Fee or Tennis Membership Fee for the use of the Fleming Island Plantation Amenities and those persons permanently residing in the same dwelling unit as the non-property owner.
6. **Annual User Fee** – Shall refer to a fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation Amenities without the ownership of property within the Plantation.
7. **FIP Photo ID** – Shall refer to the magnetic, photo ID card that grants access to both aquatic facilities and District property. These cards will be issued to every resident that is 3 years or older and may be obtained at the Amenity Center office. These are also used as a form of ID when using the tennis, basketball, volleyball courts or playgrounds, etc. and must be with the patron when on or using Amenity facilities.
8. **Splash Pass** – Shall refer to the guest passes that are required for all of our resident’s guests to be allowed access to both aquatic facilities and District property. These passes may be obtained at the Amenity Center office.
9. **House Guest Pass** – Shall refer to the passes that are available for all of our resident’s guests, who live 40 miles from district radius. This pass is valid for 7 consecutive days and allows access to both aquatic facilities and District Property. Also, this is the only manner in which a non-resident may use the Amenities without the presence of a resident. These passes may be obtained at the Amenity Center office for a fee.
10. **Tennis Membership Fee** – Shall refer to a fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation tennis courts – only, without the ownership of property within the Plantation.

II. General

A. Purpose:

To adopt uniform policies and procedures for the use of all Amenities and to insure the uniform application of said policies on a non-discriminate, fair and equitable basis.

B. Necessity:

To establish uniform and comprehensive policies and procedures for the Fleming Island Plantation District properties and all Amenities.

C. General Provisions:

1. Patrons must have their FIP Photo ID, Splash Pass, and/or House Guest Pass with them while on any Amenity property. This acts not only as a magnetic key card to enter the pool facilities but also as a form of ID. When using any Amenity you may be asked to show the proper ID; without being able to do so, you will be asked to leave the property.
2. Children fourteen (14) years and younger must be accompanied by a parent or person sixteen (16) years of age or older to enter either swim facility.
3. Children age fifteen (15) are allowed to attend the pool facilities unaccompanied, with their FIP photo ID. However, they may not be responsible for any guests under the age of sixteen (16) and identification/proof of age may be required for both the patron and guest. A Splash Pass will also be required for that older guest should they not be a Plantation resident.
4. The Amenity Center and Splash Park office hours of operation shall be established based upon seasonal and other considerations and shall be published to the Patrons in a manner to be determined by the Manager.
5. Alcoholic beverages shall NOT be served or sold, nor are permitted to be consumed on ANY Amenity property, except for catered events or as specifically authorized in these policies.
6. No animals (with the exception of seeing-eye dogs) are permitted on or at any Amenity facilities.
7. Fireworks of any kind are not permitted anywhere on any Amenity facilities or adjacent areas.
8. The CDD Board of Supervisors reserves the right to amend or modify these rules when necessary and will notify the patrons of any changes.
9. Members of the CDD Board of Supervisors, District Staff; the District Manager, the Operations Manager, Parks and Recreation Manager, Maintenance Manager and personnel of the Amenity Center(s) shall have full authority to enforce these rules and regulations.
10. Smoking is prohibited inside of the Amenity Center or Splash Park facilities. There will be designated smoking areas for your convenience. Smoking is also prohibited on both pool decks. There is a designated area outside the Amenity Center pool pavilion and at the rear of the Splash Park pool's grassy area.
11. No Patron should hand out their FIP Photo ID card to any family member, resident, or guest. This card is to only be used by the Patron it was designated to. Failure to adhere to this rule may result in loss of privileges for that day or longer.
12. Guests may use the facilities only when accompanied by a patron, unless using the House Guest Pass. Patrons are responsible for their guests and their actions. Guests using the swim facilities will need to be properly registered and paid for, when applicable. Your guests are limited to 6

guests per household, at all facilities, with the exception of holidays (4th of July, Memorial Day, etc) when the guest maximum is 4 per household.

13. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.
14. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.
15. Fleming Island Plantation CDD Board of Supervisors and/or its staff are not responsible for any lost or stolen items.
16. Vehicles must be parked in designated areas only. Vehicles shall not be parked on grass lawns, or in any manner which blocks the normal flow of traffic. Also, please note that golf carts must be parked in the golf clubhouse parking lot and are not permitted on any other District grounds, unless used for District maintenance.
17. No overnight parking is allowed at the Amenity Center or Plantation Splash Park. Parking is only for the patrons use while using the Amenities. Any vehicles left overnight without notification to the office maybe towed at the owners' expense.
18. Disregard for any District rules may result in expulsion from the Amenity Center, Splash Park facilities, and any other District property, which may in turn lead to suspension or termination of privileges as spelled out in Section VIII of this document.
19. Barbecue gas grills are not permitted on any District property without written permission from the Management.
20. All use of District passive parks are only permissible from dawn to dusk.
21. Please refrain from public displays of affection at any time while on CDD property.
22. NO swimming, fishing, or recreational boating of any kind is allowed in any of the Plantation retention ponds.

D. General Swimming pool rules:

1. All patrons and their guests must check in at the pool gates, prior to entry. Improper access by a resident or their guest(s) may result in the loss of Amenity privileges for that day or longer.
2. Fleming Island Plantation CDD and/or its staff are not responsible for any lost or stolen items.
3. Lifeguards are on duty anytime the pool(s) are open. Their job is to enforce the policies and procedures for the safety of all residents and their guests.
4. You must shower before entering pool(s), including wading pools, splash center, or any water feature area.
5. Children fourteen (14) and under must be accompanied by a parent or other person of at least sixteen (16) years of age. Proof of age and/or a Splash Pass may be required.

6. Radios, portable televisions, iPhones, iPads, and the like may be listened to if headphones are used, out of consideration of others.
7. Swimming is permitted only during the designated hours, as posted at the pool(s).
8. Smoking and smokeless tobacco products are prohibited on either the Amenity Center pool deck or the Splash Park pool deck. There are designated smoking areas for your convenience.
9. Outside food and beverage (non-alcoholic) is only permitted in the designated food areas under the pool building pavilion. No outside food or beverages are allowed on any pool deck area(s), with the exception, of water in any non-glass container. All coolers are subject to search. Failure to adhere to this rule may result in loss of privileges for that day or longer.
10. Glass objects, sharp objects, plastic cups and personal coolers are NOT permitted on either facilities pool deck area(s).
11. Children that are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s)/deck area(s).
12. Changing of diapers or clothing is not allowed on any portion of the swim deck or pool furniture at either swim facility. There are changing stations located in the restrooms. Please be respectful of others.
13. Proper swimming attire while in the pool is mandatory. Staff has authority to deny access due to improper swimwear. Cut off jeans are not permitted at either facility.
14. NO diving, jumping, pushing, running or any other horseplay is allowed in the pools or on the pool deck of either swim facility. Failure to adhere to this rule may result in a time out or eviction from the facilities for that day or longer.
15. Proper flotation devices are allowed in the pool (i.e. safety devices for children). No rafts, loungers, tubes, mermaid tails, etc., are allowed at anytime in the pools or on the pool decks. Play equipment such as swim masks, snorkels will not be allowed in the pools unless first approved by management. Staff has the authority to deny toy access due to daily pool capacity.
16. The management and its staff reserve the right to control all programs and activities, including the number of guest participants, equipment and supplies usage, etc.: conducted at the pools including swim lessons, aquatic/recreational programs and pool parties.
17. Alcoholic beverages are NOT permitted in any pool areas. The only exception is at catered events, approved by staff, with the proper licenses and permits on file with the Amenity Center office.
18. Radio controlled watercraft are not allowed in any pools or pool areas.
19. Loud, profane, or abusive language is prohibited.
20. Persons with skin disorders or other maladies potentially harmful to others will be denied use of the pool(s).
21. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be

an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.

22. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.

E. Swimming pool: Feces Policy

1. If contamination occurs, the pool will be closed anywhere from three (3) to twelve (12) hours and the water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the bathroom before entering the pool and frequently during pool use to do everything possible to prevent these types of accidents.
3. Children that are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s)/deck area(s).
4. No one shall pollute the pool. Anyone who does pollute the pool can be held liable for any costs incurred in treating and reopening the pool.
5. Amenity Center staff and lifeguards have the right to administer an adult swim. During an adult swim, all children 14 years and younger must exit the pool at which time we ask that they take advantage of a bathroom break, to help prevent the closing of the facility for ANY period of time.

F. Hours of Operation

1. The Amenity Center office hours are Monday through Saturday 10am – 5:30pm and Sundays from 12-5pm.
2. Plantation Splash Park office hours will coincide with the pool hours. Refer to seasonal schedule. All hours are weather permitting and subject to change as deemed by the Manager.
3. Amenity Center pool hours: please refer to the posted seasonal schedule. All hours are weather permitting and subject to change as deemed by the CDD Board of Supervisors and/or the Management.
4. Plantation Splash Park pool hours: will re-open weekend prior to Clay County kids Spring Break., then please refer to the posted seasonal schedule. All hours are weather permitting and subject to change as deemed by the CDD Board of Supervisors and/or the Management.

G. Amenity Card Policies

1. FIP Photo ID cards are issued to all residents of Fleming Island Plantation that are ages 3 and older and are required ANY time on District/Amenity property.

If these cards should be lost, damaged, deactivated or need to be replaced for any reason then they may be purchased for a fee of \$12 per card.
2. FIP Photo ID cards grant access to all Amenities and act as a form of ID on all District property.
3. If you are renting out your property you need to sign an Amenity Release Form and inform your

tenants that they need to set up an appointment to receive their FIP Photo ID cards and go through a New Resident Welcome orientation. If you've already obtained FIP Photo ID cards or had a tenant who had cards, your new tenants will have to pay \$12 per card, per person, 3 years or older.

4. House Guest Passes can be purchased for \$15 per guest for a 7 consecutive day use. These passes allow the resident's guest to use both aquatic facilities and District properties without the resident being there. This is the only exception and all other policies and procedures are the same. Guests cannot bring in other guests.
5. Splash Passes will be used to bring in guests (6 maximum, unless a holiday when the guest maximum is 4) whether swimmers or non-swimmers. There will be one free guest card issued per property, per swim season. These cards will be punched once for each guest upon entry to either facility. If the Splash Pass has any punches left over they can be rolled over to the following season, they do not expire.

Additional punch cards may be purchased in the Amenity Center office for the fee of \$60 per card (12 punches, which equates to \$5 per punch).

At the **Amenity Center pool** Monday through Thursday, unless a holiday (i.e. Memorial Day, etc.), guests are allowed to go to the pool without the use of the Splash Pass. However, a resident of that house must attend and remain with the guest(s) and you are still limited to 6 guests per household.

Grandparents and Grandchildren are allowed to get into both pools without the use of the Splash Pass every day either pool is open. However, a resident of that house must attend and remain with the guest(s) and you are still limited to 6 guests per household.

During the last hour the pool facilities are open your guests are allowed to access either pool without the use of the Splash Pass. However, a resident must attend and remain with the guest(s) and you are still limited to 6 guests per household.

During holidays such as 4th of July, Memorial Day, etc, only 4 guests per household will be permitted.

Fleming Island Plantation CDD Board of Supervisors and/or its staff are not responsible for any lost or stolen Splash Passes.

6. Anytime you are on Amenity property you should have your FIP Photo ID card, Splash Pass, and/or House Guest Pass. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.

III. Rules:

Amenity Center Property – 2300 Town Center Blvd.

A. Pool rules – Please see general pool rules, note the following additions:

1. Bathing Load Maximum: Lap Pool: 168 persons, Family Pool: 96 persons.
2. Designated lanes for lap swimmers only; they will be given the right of way.

B. Kid's Fountain Rules

1. No running, ball playing, horseplay, or toys on fountain deck.
2. No pool chairs or loungers are allowed in the fountain area to prevent damage to its surface.
3. No one older than 7 years of age admitted in fountain. Adults, 16 years of age or over, are allowed in as supervision for others.
4. Children five (5) years and under must have adult supervision of parent or guardian.
5. Children not toilet trained or wearing diapers must wear an approved swimsuit diaper.
6. Changing of diapers is not allowed on pool deck area or pool furniture. Changing stations are located in the bathrooms. Please be respectful of others.
7. No food, drink, or glass containers in fountain or on deck.
8. Maximum capacity: 67 persons.

C. Tennis Court Rules

1. Play is limited to 1 hour for singles and 1½ hours for doubles. If no one is waiting you may stay and play.
2. Proper tennis attire shall consist of tennis shoes (not basketball, jogging, or cross training shoes) and proper clothing. Jeans and bathing attire are not permissible – a shirt must be worn at all times.
3. Proper court etiquette shall be observed at all times; profanity and / or disruptive behavior are strictly prohibited. Also, be courteous of other courts in play, no walking behind adjacent courts while in play.
4. No food, beverages, alcohol or glass permitted while on court.
5. Tennis courts are for patrons only. Patrons may invite guests for play, but shall accompany their guests, register them properly, and pay any guest fees, when applicable. Patrons are allowed 4 guests per household only.
6. A parent or guardian must accompany children under 16.
7. You MUST brush and line courts when play has finished.
8. Tennis court usage may be limited or suspended from time to time for sponsored events, team play or lessons as approved by the manager.
9. Tennis courts are for tennis only. Equipment such as skateboards, roller blades, bikes or scooters, lacrosse play or practice are not allowed on the courts at any time.
10. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.
11. No outside equipment is allowed on courts unless written permission is issued by Management.
12. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be

an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.

13. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.
14. Tennis membership fee is a membership opportunity for non-residents to have rights and access to ONLY the tennis courts facilities. This does not include pools, events, recreation, etc., again this is strictly for tennis court usage. The annual cost for this membership is \$150. Please note that this membership is good for one year and *only* for the card holder, this membership does not have the ability to bring a guest(s) to the courts. This would however allow them the ability to play on a Fleming Island Plantation tennis team and come to the courts to play with other residents. Once a membership has been purchased an FIP photo ID card will be issued and must be with the card holder at all times while on Amenity property.

D. Basketball Rules

1. Proper attire shall consist of shorts, shirts, and sneakers. Black sole sneakers or bare feet are not allowed on the courts at any time.
2. No skateboards, roller blades, scooters, Heely's, or hanging on basketball rims are allowed.
3. Proper court etiquette shall be observed at all times; profanity and/or disruptive behavior are strictly prohibited. Be respectful of others, giving others their allotted time to use courts. If others are waiting, please limit play to 1 hour from the time you begin use.
4. No food, beverages, or glass permitted while on courts. Patrons and their guests are responsible for the clean up of all beverages and miscellaneous trash brought to the courts. Help keep the area clean.
5. Basketball courts are for patrons only. Patrons may invite guests for play, but shall accompany their guests, register them properly, and pay any guest fees, when applicable. You are allowed two (2) guests per household, only. Keep in mind that residents are also responsible for their guests' actions and those actions may result in loss of Amenity privileges by the card holder.
6. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.
7. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.
8. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.

E. Volleyball Rules

1. Be respectful of others and allow others adequate time to use courts.

2. Proper court etiquette shall be observed at all times; profanity and / or disruptive behavior are strictly prohibited.
3. No food, beverages, or glass permitted while on courts.
4. Volleyball courts are for patrons only. Patrons may invite guests for play, but shall accompany their guests, register them properly, and pay any guest fees, when applicable. You are allowed four (4) guests per household only. Keep in mind that residents are also responsible for their guests' actions and those actions may result in loss of Amenity privileges by the card holder.
5. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.
6. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.
7. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.

F. Tot Lot Rules

1. Playground equipment is for children 12 years and younger. Adult supervision is required.
2. No jumping from play structures.
3. No horseplay or foul language.
4. No glass containers allowed.
5. Shoes must be worn at all times.
6. Only one person at a time on the slide. Slides are ONLY for going down. NO climbing or walking UP the slide(s).
8. Please help to keep our Tot Lot clean.
9. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.

IV. Plantation Splash Park Property – 1510 Calming Water Drive

A. Pool rules – Please see general pool rules, note the following additions:

1. Bathing Load Maximum: 158 persons

B. Slide Rules

1. Only one rider allowed at a time. Slides are ONLY for going down. NO climbing or walking UP the slide(s).
2. All riders must ride feet first.
3. All riders must be 40 inches or taller.
4. No flotation devices, including water wings are allowed on the slide.
5. All riders must be able to swim to ride the slide.
6. Parents are NOT permitted to catch children at the bottom of the slide.
7. The water slide is only available for use during the presence of a lifeguard.
8. Before sliding, check if there is water in the flume of the slide, a dry slide is strictly prohibited.
9. Keep arms at your side during your ride.
10. Stopping at any point during the ride is prohibited.
11. After your ride, leave the slide splash area IMMEDIATELY!
12. Remove all loose jewelry and sunglasses prior to your ride.
13. All waterslide riders shall obey lifeguard instructions, or may be restricted from use of the slide / pool facilities.
14. No pushing in line.
15. Proper attire is required, no cut-offs.
16. Pregnant women or individuals with heart or back conditions should not use the slide.

C. Thunder Bucket Area Rules

1. You must NOT be taller than 5 feet to play on the Thunder bucket feature.
2. The slide is only one-way, down. No going UP the slide.
3. You must slide feet first and on your bottom, maximum three sliding at once.
4. NO running, ball playing, horseplay, or toys in the Thunder bucket feature area.
5. Children 5 years and under must have adult supervision of parent or guardian
6. Failure to adhere to any of these rules could result in loss of pool privileges for the day or longer.

D. Kids Wading pool

1. No running, ball playing, horseplay, or toys in the pool area.

2. No one older than 7 years of age admitted. Adults, 16 years of age or over, are allowed in as supervision for others.
3. Children 5 years and under must have adult supervision of parent or guardian.
4. Children not toilet trained or wearing diapers must wear an approved swimsuit diaper.
5. Changing of diapers is not allowed on pool deck area or pool furniture. Changing stations are located in the bathrooms. Please be respectful of others.
6. No food, drink, or glass containers in wading pool area.

E. Tot Lot Rules

1. Playground equipment is for children 12 years and younger. Adult supervision is required.
2. No jumping from play structures.
3. No horseplay or foul language.
4. No glass containers allowed.
5. Shoes must be worn at all times.
6. Only one person at a time on the slide. Slides are ONLY for going down. NO climbing or walking UP the slide(s).
7. Please help to keep our Tot Lot clean.
8. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.

F. Activity Grass and walk path areas

1. No motorized vehicles are allowed past the parking lot. This includes golf carts, scooters, etc.
2. Skateboarding and rollerblading are prohibited.
3. No open flames.
4. No animals (with the exception of seeing-eye dogs) are permitted on or at any Amenity facilities.
5. Pavilions in this area are on a first come first serve basis unless marked otherwise.
6. No alcoholic beverages are permitted on any part of the Splash Park facilities.
7. NO swimming, fishing, or recreational boating of any kind is allowed in any of the Plantation retention ponds.
8. Hours of usage for these facilities are dawn until dusk.

V. Margaret's Walk Park – located inside Margaret's Walk community

1. No animals (with the exception of service animals) are permitted on or at any Amenity facilities.
2. No motorized vehicles are allowed. This includes golf carts, scooters, etc.
3. Shoes must be worn at all times.
4. Skateboarding and rollerblading are prohibited.
5. No horseplay or foul language.
6. No climbing walls, structures or railings.
7. No jumping or diving from the dock as swimming is prohibited.
8. No glass containers allowed.
9. No alcoholic beverages or smoking are permitted in the park.
10. No open flames or fireworks. Barbecue grills are not permitted on any District property without written permission from the Management.
11. Please help to keep our park clean.
12. Hours of usage for these facilities are dawn until dusk.
13. Children under 16 years of age must have adult supervision.
14. Please be sure to always have your FIP Photo ID card with you while on Amenity Center property. When asked you must present your card to Amenity Center staff or Security Guards, along with your last name, neighborhood and card number. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities. Thank you in advance for your cooperation.
15. Disregard for any District rules may result in expulsion from all District property, which may in turn lead to suspension or termination of privileges as spelled out in Section VII of this document.
16. Residents not residing in the Margaret's Walk community may obtain a daily pass code for access through the Margaret's Walk gate from the Amenity Center, during regular business hours. This will be a one day code for access to the park. Proper FIP Photo ID is required to obtain this code.

VI. Events and Recreation

1. Events that are paid for with CDD funds are for residents only. If guests are to be allowed then there could be a charge to cover the cost of a non-resident attending. For example if food is involved and we are paying \$8 a head, than that cost could be charged per guest. The event will be advertised as such.
2. Tennis camps are to be three or five day camps and will be charged at a rate of \$5-\$15 per hour. This will also include the cost of any t-shirts or prizes to be awarded.
3. Swimming lessons will range from \$90-\$150 per swimmer – depending on private, semi-private, or group lessons.
4. Any camps/classes will be billed at the rate agreed upon with instructors. If they are generating revenue earned in/on Amenity property then a portion of their proceeds will come back to the CDD at a rate to range between 2-20%.

5. Events may need to be partially or fully paid for by the residents. For example, if we are having an event with entertainment and food there could possibly be a fee for the food, but the entertainment would be free to the residents. These costs would just go towards the cost of the food, and possibly table, chair and tent rentals if necessary.
6. Organized sporting activities (i.e. coached tennis, basketball, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from the Amenity Center and Splash Park properties. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, you must apply with the CDD Board of Supervisors, provide credentials, insurance, and obtain a contract.
7. Any recreational or competitive Fleming Island Plantation sports team(s) i.e. tennis, etc. must consist of ONLY Fleming Island Plantation patrons. In order to confirm this, rosters and schedules must be submitted, verified, and approved by the CDD Parks and Recreation Staff prior to beginning. Failure to adhere to this rule may result in loss of privileges.

VII. Fleming Island Amenities and Building Reservations

A. Pavilion Reservation Policies

1. You will need to obtain reservation forms from the Amenity Center office. No date or time can be held unless proper paperwork, deposits, and fees have been submitted. Facility will be reserved on a first come first serve basis and two weeks prior notice is required.
2. Applicant must be a Fleming Island Plantation Patron and in good standing.
3. The pavilions available for rental at the Amenity Center are located between the volleyball courts and children's playground. The pavilion outside of the pool gates is not available for any party or event usage. This facility is strictly for patron's daily usage.

The pavilions at the Splash Park Activity lawn, located behind the pool, are available for residents use on a first come, first serve basis. The exception would be if your event will be larger than 40 people, than prior notice must be given to the Amenity Center, for proper preparations and use of District facilities. Please note that there is to be NO use of grills, either propane or charcoal, in any part of the Splash Park grounds, without written permission. There are also no alcoholic beverages allowed on ANY part of the District property.

4. Alcoholic beverages are prohibited from District facilities. An exemption from this policy may be granted by the CDD Board of Supervisors, District Staff; the District Manager, the Operations Manager, Parks and Recreation Manager, Maintenance Manager and the personnel of the Amenity Center(s) on an event-by-event basis if appropriate licenses and insurances are available to applicant. Additionally, the person renting the facility must comply with the requirements of Resolution 99-9 (including but not limited to taking all appropriate measures to insure that alcoholic beverages are not served to minors nor used to excess by any guest, etc.)
5. If more than 40 persons will be attending a function, the person renting the facility may be required to obtain the services of an off-duty or retired police officer. Written notification of the Officer hired must be turned into the Amenity Center office seven (7) days prior to your event.
6. Parties of 40 persons or larger are required to do a pre-party walk-thru with an Amenity Center staff member at least one week prior to the event. This is to insure safety and proper District facility usage.
7. No open burning and no campfires shall be allowed within the District facilities.
8. Applicant may reserve the pavilions only for functions for up to a maximum of four hours, from set up to clean up.

9. Currently there is no fee to rent a pavilion. There is just a \$300 deposit required. These checks should be made payable to FIP CDD and will be attached to your reservation form. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed those checks will be returned to you or shredded in the Amenity Center office.
10. Patrons are responsible for presenting FIP Photo ID's when asked to do so by staff or District Security Officers. Failure to produce the proper ID will result in immediate dismissal from any and ALL Amenities.
11. Please refrain from attaching or sticking anything on the pavilions stucco columns for decorations – this could result in partial or full loss of security deposit.
12. As the property owner, you must be present during the entire function, including the initial inspection of the premises and the final walk through when applicable.
13. Any non-compliance with the reservation forms, can cause full or partial forfeiture of deposits.
14. If electricity is needed at the Amenity Center or Splash Park pavilion(s) there will be an additional, non-refundable charge of \$25. This will need to be taken care of and pre-paid for at the time of the reservation. There are no electrical outlets at the pavilions and prior arrangements will need to be made.
15. If you plan on having ANY outside vendors attend your event i.e.; jump-n-funs, bounce houses, caterers etc. those companies must have provided proof of insurance at least one week prior to your event. Please note that jump-n-funs, bounce houses, or any other inflatable devices are only permitted at the Amenity Center facility.

B. Swimming Pool Reservation Policies

1. ONLY available at the Amenity Center pool – NOT Plantation Splash Park.
2. The Amenity Center pool is available for patron events between regular pool hours in two hour increments, of the residents' choice. Please note that only one party per two hour block will be permitted. Also, note that there are to be no pool parties permitted on any holidays, i.e. 4th of July, Memorial Day, etc.
3. This reservation would allow you 15 maximum guests *total* at your party, this includes residents, non-residents, swimmers, and non-swimmers. Failure to adhere to the fifteen (15) person total will cause complete forfeiture of all fees and deposits.
4. You must accompany your party and check in with attendant.
5. Any non-compliance with *any* of the pool reservation policies or pool rules can cause full forfeiture of fees and deposits.
6. There is a \$45 non-refundable fee for use of the swimming pool for patron events.

C. Amenity Center Conference Room or Splash Park Gathering Room Reservation Policies and Procedures:

1. **Fee structures** – there will be a \$300 deposit for the use of any indoor facilities. All facilities are available for a (2) two hour or (4) four hour time frame, to include set-up and clean up. This must be strictly adhered to.

Kitchen Facilities – Please note that kitchen facilities at both Centers are not equipped with household supplies, i.e. saran wrap, foil, spatulas, serving spoons, pot holders etc. Please plan accordingly. Also, neither Center is equipped with a garbage disposal so please dispose of food properly. Please bring additional trash bags for your events, for none will be provided.

The Amenity Center conference room is available for rent at \$35 for a (2) two hour time frame or \$70 for a (4) four hour time frame, to include set-up and clean up. The maximum amount of people allowed in the conference room is twenty-nine (29). Disregard for this capacity may cause the full forfeiture of fees and deposits.

If you are reserving the Amenity Center conference room after hours you need to obtain a key in the following manner. The day of your event, between Noon and 5pm, you must come to the Amenity Center office and receive the key to the building and an alarm code, if applicable. The key may only be picked up by the person who has reserved the room. Please note that the key also needs to be returned by Noon on the next business day after your event. Failure to comply with these policies can cause full forfeiture of fees and deposits as well as possible loss of rental privileges.

Groups that are using the room during regular office hours do not need to obtain a key.

The Plantation Splash Park has a large gathering room that will also be available for rent. The fees will be broken down depending on what part of the room you will be utilizing.

Splash Park room rentals are just for that, the room ONLY. There is to be NO use of the pool during your rental time frame. Should any patron or guest of the party be found on/using the pool/pool deck during the rental time frame, that party shall be immediately dismissed from District property. This is a serious safety concern and any failure to adhere to this policy can result in partial or full forfeiture of deposit(s). Should a patron be found not in compliance, that patron will be notified of the violation and retention of deposit(s) until such time that the CDD Board of Supervisors may review the infraction. Patron shall be notified of the meeting at which the CDD Board of Supervisors will review the matter.

For either half of the gathering room facility at a (2) two hour time frame will be a \$45 non-refundable fee. A (4) four hour time frame will be a \$90 non-refundable fee. All time frames include set-up and clean up. If you're planning on renting half of the facility and your event doesn't include plans for the food and beverage / kitchen then the back half of the room will be reserved for your event. This will help with availability.

To rent the entire gathering room facility will be \$70 non-refundable fee for a (2) two hour time frame and \$140 non-refundable fee for (4) four hours. All time frames include set-up and clean up.

Two week prior reservations **are** required for any facilities.

2. There is to be no waiver of fees, unless under the discretion of the Management. If yours is a non-profit organization and proper proof is provided at the time of the reservation, there is a possibility of any room fees being waived. However, all deposits will still be required regardless of the situation. As well as all food and beverage fees, equipment fees, etc. would still apply.
3. No smoking or alcoholic beverages are allowed inside any of the facilities.
4. No food or drink allowed during any community or neighborhood meetings.
5. Each group is responsible for setting up the room with tables and chairs to meet their own

needs. It is also the responsibility of the room renter to return all furniture back to its original locations, a diagram is provided in each room. Failure to comply with these rules can cause loss or full forfeiture of deposits, as well as future use of the rooms.

6. No signs or materials may be attached to any wall, door, sound panels, window furnishings or painted surface except at the direction of Management.
7. Children attending meetings must be supervised and remain with a responsible adult at all times. They must remain in the meeting room, not in the main office, until the group exits the building.
8. Youth groups must have chaperones over the age of 21 and are required to notify Amenity Center staff of chaperones per child ratio for the event.
9. Groups are requested to notify the staff if the event time is not needed at least seven (7) days prior to the event for a full fee refund. If less than seven (7) day notice is given; return of fees are subject to management approval. Deposits shall be refundable regardless of the cancellation date.
10. Groups that miss three consecutive event times without notifying staff may forfeit their rights to use the facilities.
11. If you are expecting outside calls have them directed to your cell phone, as the Amenity Center phones are for business purposes only.
12. Propping doors is only permitted while things are being carried in/out for your event. After that designate a person to open the door for other group members to enter or exit.
13. Use of CDD equipment is possible, but arrangements must be made in advance, at the time of the reservation and can be subject to fees and deposits. Each group is totally responsible for the careful and correct use of the equipment. For example use of the television in the Amenity Center conference room or Gathering room is possible, with a non-refundable \$25 fee at the time of reservation.
*Note: all cords, adapters, etc are the responsibility of the patron renting the amenities. Staff does not provide this equipment.
14. Immediately notify staff by calling the after hours emergency number 1-866-810-2110 or 940-6044 if there are any emergencies.
15. CDD Board of Supervisors or Amenity Center staff cannot be held responsible for damage or loss of items left unattended in meeting rooms.
16. Each group assumes total responsibility for safety, careful use, and security of the Amenity Center facility, Splash Park facility, furnishings, and equipment. Abuse or misuse will immediately constitute full forfeiture of fees, deposits, and of all meeting room privileges.
17. **The following must be complete prior to your departure: bag and remove all trash, pick-up litter, return all chairs and tables to original setting, wipe tables, return thermostat to posted temperature, where applicable, and turn off lights.**

D. Permits

1. Any member desiring any recreational facility shall submit an application permit from the

Amenity Center office. Completed applications must be returned to the same office for review and approval.

2. Any persons granted a permit must sign a statement that they have read and agreed to abide by the policies and procedures of the District.
3. The District reserves the right to deny any application based on safety, site capacity, holidays, scheduling considerations, potential for community disturbance or other issues impacting the community.
4. Deposit and proof of staff (if required) must be received at least 14 business days prior to scheduled use time.
5. Groups are requested to notify the staff if the event time is not needed at least seven (7) days prior to the event for a full fee refund. If less than seven (7) day notice is given; return of fees are subject to management approval. Deposits shall be refundable regardless of the cancellation date.

E. Insurance and Operating Cost Requirements

1. The District reserves the right to establish insurance requirements and fees to cover any costs incurred by the district as are necessary on an event-by-event basis. Insurance and fee schedules are available in Amenity Center office.
2. Any outside vendor used during your event, must provide a copy of their insurance one week prior to the event.

F. Deposits

1. Information can be obtained at the Amenity Center office.
2. Deposit and fee checks are to be made payable to FIP CDD.
3. *A few tips to protect your cleaning deposit are; bring your own trash bags, you may place your trash in the dumpsters, further instructions will be provided at the time of your reservation. Bringing a broom from home to sweep up for there will inevitably be crumbs. Leaving the trash cans overflowing, debris, crumbs or stains could affect your deposit.

VIII. Suspension and Termination of Privileges

- A. Privileges of the Fleming Island Plantation Amenities can be subjected to suspension or termination by the CDD Board of Supervisors, District Staff; the District Manager, Operations Manager, Parks and Recreation Manager, Maintenance Manager, and personnel of the Amenity Center(s):
 1. Submits false information on the application for a pass (i.e.: if truthfully disclosed would have made them ineligible for a pass).
 2. Permits unauthorized use of a pass.
 3. Exhibits unsatisfactory behavior; deportment or appearance.
 4. Fails to abide by the Policies and Procedures established for the use of facilities.
 5. Treats the personnel or employees of the facilities in an unreasonable or abusive manner (i.e. language, bodily harm)
 6. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the Center, its management or other patrons.

- B. The management may at any time restrict, suspend or for cause or causes, as described above, any patrons' privileges to use any or all of the District facilities.
- C. All rules, regulations, hours of operation are subject to change at any time, at the sole discretion of the management.
- D. Any individual registered as a "Sexual Offender" as defined in Section 943.0435, Florida Statutes or as a "Sexual Predator" as defined in Section 775.21, Florida Statutes, shall not be permitted to access the Plantation Splash Park or the Amenity Center, as defined herein. District staff shall not grant amenity access cards to individuals who are registered as Sexual Offenders or Sexual Predators and shall immediately deactivate any amenity access cards which may have been granted to an individual who is registered as a Sexual Offender or Sexual Predator.