



EAGLE LANDING

A T O A K L E A F P L A N T A T I O N

South Village Community Development District

Eagle Landing Amenity Policies

Purpose & Introduction

This document outlines uniform policies for use of facilities located on the property owned by the South Village Community Development District (“District”) including the Residents’ Club, Aquatics Facility, Kids’ Club, Lake House, Athletic Center, Tennis Courts, Amphitheatre, Golf Garden, Eagle Landing Golf Club, and Encompassing Parks within the Eagle Landing community.

Specific Authority: Chapter 190.035; 190.011; 190.012; 120.54, Florida Statutes
Law Implements: Chapter 190.011; 190.012; 190.035, Florida Statutes

Information contained in this manual is current as of the date of the publication.

Definitions

Adult Caregiver is a designated caregiver that assists a Resident or Annual Pass Holder with disabilities or chronic conditions in the tasks of daily life.

Amenity Pass is a photo identification card issued to Residents 8 years of age and older.

Annual Pass is a photo Identification card issued to Annual Pass Holders 8 years of age and older.

Annual Pass Holder is a nonresident of the District who pays an annual fee to obtain user privileges of the Facilities & Amenities for himself and members of his household, except in cases that mandate a rental fee as specified in these policies and special events in which an Annual Pass Holder can participate on a space available basis. An Annual Pass Holder is not entitled to a Golf Club membership without separate payment.

Attendees are Residents, Annual Pass Holders, Guests, Spectators, and Staff present at a facility, recreation area, or function on the District’s property.

Facilities & Amenities include all of the areas known as the Village Green, Encompassing Parks and Golf Club. The Village Green consists of the Residents’ Club, Kid’s Club, Aquatics Facility, Athletic Center, Amphitheater, Tennis Center, Lake House, and Golf Garden.

Golf Cart Decal is a sticker or other indicator placed on a golf cart that signifies that the golf cart has been registered with Management. Golf carts must be properly registered and must display Golf Cart Decals to be operated on Facilities & Amenities property, with the exception of the Golf Club which requires additional registration.

Golf Club is the 18-hole Eagle Landing Golf Course and the related practice facilities. The District shall adopt rules establishing the rates, fees, and charges pertaining to use of the Golf Club,

Guest is someone who is not a Resident or Annual Pass Holder who is accompanied by a Resident or Annual Pass Holder in order to use the Facilities & Amenities. Annual Pass Holders or Residents must always accompany Guests.

Houseguest is a category of a guest who resides outside the 40-mile radius surrounding the District and is a short-term overnight visitor of a Resident or Annual Pass Holder.

Houseguest Pass is a weekly admission pass that may be purchased for a Houseguest to gain user privileges to the Facilities & Amenities, excluding the Golf Club.

Management is the designated management staff of the current management company(ies) operating the Facilities & Amenities on behalf of the District.

Nanny is a caregiver designated by a Resident or Annual Pass Holder to accompany a Resident or Annual Pass Holder's children under the age of 13 in use of the Facilities & Amenities. A Nanny must be at least 14 years of age.

Operating Hours are designated in this document at each facility, but may change according to need, season or usage.

Patron is an owner of assessable real property within the District on which no residence has been constructed. For purposes of interpreting these policies and unless otherwise indicated, a Patron shall be treated as a Resident.

Resident is an individual who maintains his or her residence in a home within the District as a property owner, renter, or a member of a property owner's or a renter's immediate household. Residents have rights to user privileges of the Facilities & Amenities except in cases that mandate a rental fee as specified in these policies. Proof of Residency is required, by driver's license or signed affidavit.

Spectator is a person entering a District Aquatics Facility, Tennis Center, or Golf Club to observe an activity or event such as a swim meet, tennis match, golf tournament, or practice.

Staff is an employee of the current management company(ies) operating the Facilities & Amenities on behalf of the District.

Policies

Access Privileges Neither an Amenity Pass nor an Annual Pass may be sold, loaned, or transferred in any fashion to gain access to user privileges to Facilities & Amenities. Provided however, a Patron who is attempting to sell its property may temporarily assign its Patron status to prospective purchasers thereof after Patron enters into an Agreement Regarding Assignment of Patron Status with the District, in a form prescribed by the District. Each Attendee must register prior to entering the Facilities. At the time of registration, each person shall identify themselves, and present proof of access privileges.

Residents and Annual Pass Holders must have digital photos taken by Staff at a District Facility. This digital photo will appear on the computer monitor screen each visit at the time of registration. Residents and Annual Pass Holders between the ages of 8 and 18 shall have their digital photo taken every two years after the most recent photo on file with the District. No one may register as a Resident or Annual Pass Holder if the digital photo on the computer's monitor screen does not match the person attempting to register.

Except as noted below, Resident's children and grandchildren who do not reside within the District, who are under 23 years old and who may not be household members, may utilize the Facilities & Amenities at no cost if they are accompanied by a Resident or Annual Pass Holder.

Children 5 years of age or younger may utilize the Facilities & Amenities at no cost if a Resident, Annual Pass Holder, or registered Nanny accompanies them. Children older than 5 years of age will be charged Guest Fees in accordance with the adopted rates, unless otherwise provided for herein.

Upon registration, a Nanny is allowed unlimited visits to the Facilities & Amenities without paying a Guest Daily Fee when accompanying Resident or Annual Pass Holder's children under the age of 13. A Nanny is not allowed to utilize the Facilities & Amenities without the Resident or Annual Pass Holder's children. With the exception of his or her children, a Nanny may not bring guests to the Facilities & Amenities. A Nanny may bring his or her own children to the Facilities & Amenities when accompanying a Resident or Annual Pass Holder's children, but the Nanny will be required to pay a Guest Fee for each child above the age of 5 years old.

Upon registration, an Adult Caregiver is allowed unlimited visits to the Facilities & Amenities without paying a Guest Daily Fee when accompanying a Resident or Annual Pass Holder with a documented necessity for the services of an Adult Caregiver. An Adult Caregiver may not bring guests to the Facilities & Amenities.

If a Resident or Annual Pass Holder is accompanied by a caregiver other than someone who qualifies as a Nanny or an Adult Caregiver, Management may, at its sole discretion, permit the caregiver to visit the Facilities & Amenities without paying a Guest Daily Fee when accompanying the Resident or Annual Pass Holder's children. The permission will be subject to any terms or conditions imposed by Management.

Spectators for activities such as swim meets, tennis matches or practices shall register prior to entering the facility. Admission of a Spectator to a facility does not grant user privileges to the Spectator for the Aquatics Facility, Tennis Center, or Golf Club.

FOR THE PURPOSES OF THIS DEFINITION, ACCESS PRIVILEGES DO NOT EXTEND TO THE GOLF CLUB. SEPARATE FEES APPLY.

Alcohol State law stipulates that no one under the age of 21 may consume, buy, or otherwise possess any alcoholic beverages. This rule is strictly enforced on the premises of any District property.

Annual Pass Non-residents may purchase an Annual Pass to use the Facilities & Amenities on a regular basis. Pass fees allow for usage for a single fiscal year from October 1st to September 30, and are not prorated. The Annual Pass entitles the non-resident and members of the non-resident's household to use the Facilities & Amenities of the District. Annual Pass Holders are also entitled to participate in functions and activities that Management conducts on a space-available basis.

Bathing Loads The bathing loads, listed below, are capacities set by Clay County:

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| <u>Fun Pool</u> 93 persons | <u>Competition Pool</u> 113 persons | <u>Lap Pool</u> 21 persons | <u>Wading Pool</u> 16 persons |
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(*Please note: children under 18 years of age are not permitted to enter the lap pool area during the Summer Season, however, they are permitted to utilize the lap lanes during the Winter Season).

Children Any child not potty-trained (including those using pull-up diapers) must wear an approved swimsuit diaper that fits snugly around the waist and legs. Also, any child wearing a disposable swimsuit diaper must also wear a swimsuit over the swimsuit diaper. Diapers shall only be changed in the restrooms on the changing tables, and not on the pool deck, tables, or chairs.

Children under the age of 10 must always be accompanied and supervised by a companion who is at least 14 years of age.

Disciplinary Actions, Suspension & Termination of Privileges Our goal is to promote a safe and enjoyable environment for all facility users. Inappropriate behavior, such as the use of foul or abusive language, vandalism or fighting, is never permitted. Disciplinary actions are as follows:

- An Attendee will receive a verbal warning regarding his or her inappropriate behavior. If the behavior continues, Management will ask Attendee to leave the facility for the remainder of the day. An incident report will be completed, recording the Attendee's name, type of violation, and Pass ID number.
- If a second offense occurs, Management may suspend the Attendee from all facilities for up to 3 days and confiscate the Amenity Pass, Annual Pass, or House Guest Pass. If the Attendee is a minor (under the age of 18), Management will send a letter to the parent or guardian explaining the violation along with a copy of these rules.
- If a third offense occurs, Management may suspend Attendee from the use of all facilities for one week. If the Attendee is a minor (under the age of 18), Management will send a letter to the parent or guardian explaining the violation along with a copy of these rules.
- Should a fourth offense occur, the Attendee may lose all user privileges for up to 30 days. Upon approval by the Board, a Resident, Annual Pass Holder, or Guest may lose all user

privileges and their respective Amenity Pass, Annual Pass, or Houseguest Pass for the remainder of the season or on a permanent basis. If the suspended Attendee is found on recreational premises, they will be subject to arrest for trespassing.

In addition to the above disciplinary actions, individuals that operate golf carts without displaying Golf Cart Decals or in a manner contrary to the rules and policies contained in this document while on the property where the Facilities & Amenities are located, including driveways and parking facilities, may be denied entry to the Facilities & Amenities and are subject to immediate suspension or termination of privileges. Please note, however, that Management and Staff's enforcement of the rules and disciplinary policies relating to golf carts is limited to the property where the Facilities & Amenities are located. This includes driveways and parking facilities, but does not include the roadways within Eagle Landing or the District.

Management may also suspend or terminate privileges for a specified period of time or permanently if a Resident, Annual Pass Holder, or Guest submits false information on the application for a pass which if had been truthfully disclosed, would have rendered the applicant ineligible for such a pass; submits false information regarding an application for use of privileges as a Guest; permits the unauthorized use of a pass; fails to pay charges or any other amount owed to Management in a proper and timely manner; fails to abide by the policies and regulations established for the use of the Facilities & Amenities; treats Management in an unreasonable or abusive manner; damages or destroys District property; or engages in conduct that is improper or likely to endanger the welfare or safety of others.

If Management terminates or suspends a Resident, Annual Pass Holder, or Guest's privileges, he or she may file a written appeal to the Board of Supervisors within 30 days of suspension notification. These disciplinary actions are provided as minimum guidelines. In determining the appropriate disciplinary action, Management and the Board shall take into account the nature of the conduct and any prior violations of the Attendee.

Diving Boards All pool use policies apply to the diving boards at the Aquatics Facility and for all diving boards that may be installed in the future.

- Only one person is permitted on the board at a time.
- Only one bounce is permitted on the board before entering the pool.
- Attendees must dive straight off the board (not off the side).
- Attendees must not dive off the board until the person before he or she is at the side of the pool. Parents or guardians must wait for children at the side of the pool only.
- Floatation devices are not permitted on the diving boards.
- There is no swimming in the diving well unless a lifeguard or pool attendant closes it to divers and allows non-diving use of it.

- Diving boards are open only when a lifeguard is on duty.
- Children must be capable of swimming on their own.

Employee User Privileges Staff may use the Facilities & Amenities pursuant to policies in the employee handbook, as approved by the Board. Any Staff who are also Residents retain user privileges as a Resident and are subject to such policies for Residents.

Employees of the current Management Company who work at a facility within the District may use the Facilities & Amenities at the location where they work. Any use of other Facilities & Amenities within the District, but outside their department, must be pre-arranged by their department's manager.

Family members of the staff may use the Facilities & Amenities, no more than one time per week with prior approval of the department supervisor and are on a space available basis. The staff member must accompany the family members and may not be on duty at the time. Immediate family members will not be charged and extended family must pay the current guest fee.

Fitness Center Use Use of Fitness Center is at each attendee's own risk. In consideration of each attendee, all Fitness Center users must adhere to the following policies:

- A Resident or Annual Pass Holder must accompany their Guest at the time of registration and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Attendees should wear proper fitness attire. No open toe shoes. Shirts must be worn at all times.
- Proper facility use and etiquette recommendations (such as wiping sweat from machines after use) will be posted inside the facility as a reminder to attendees.
- All residents will be offered a fitness evaluation and facility orientation to allow for safe and sensible usage of equipment.
- Only Residents and Annual Pass Holders age 14 and older will be permitted to use the fitness center.

Food/Beverages No glass containers of any type are permitted in any District park. No personal coolers, thermal bags, or picnic baskets are permitted in the Aquatic Facilities or Resident's Club. All persons using the pool or park areas must keep the area clean by properly disposing trash or debris.

At the Aquatic Facilities, Resident's Club, and Golf Club, only foods and beverages purchased from the Eagle Landing Food and Beverage Service are permitted. This policy extends to private parties that may be held at the facility.

Alcoholic beverages will not be served or sold, nor permitted to be consumed, on District property during hours prohibited by law. Alcoholic beverages will not be served or sold to any person not permitted to purchase the same under the laws of the State of Florida. No person under 21 may possess an alcoholic beverage of any kind on any property owned by the District.

Residents and Annual Pass Holders may initiate and maintain a charge account for purchases at all Village Green facilities, provided they furnish valid bank account information to the Management's representative. Account holders may use this account provided they present their Amenity Pass or Annual Pass each time they do so. Account holders will also be required to update their information periodically.

Golf Cart Use Golf carts may only be present at or operated on the property where the Facilities & Amenities are located, including driveways and parking facilities, if they are properly registered and display a Golf Cart Decal. Additional registration may be necessary for usage at Golf Club. Golf carts may be registered and more information about the rules relating to golf cart use may be obtained by contacting Management.

Golf carts being used on the property where the Facilities & Amenities are located, including driveways and parking facilities, must display a Golf Cart Decal, must be driven by a person at least 14 years old, and must be used in accordance with Florida and Clay County laws and ordinances and with the District's policies.

Individuals who operate golf carts in a manner that is contrary to these policies may be denied entry to the Facilities & Amenities or may be subject to other disciplinary actions described in the section on Disciplinary Actions, Suspension & Termination of Privileges.

All individuals who operate or ride in golf carts do so at their own risk and peril, and should be observant of, and attentive to the safety of themselves and others, including passengers, other motorists, bicyclists and pedestrians. Please note, however, that Management and Staff's enforcement of the rules and disciplinary policies relating to golf carts is limited to the property where the Facilities & Amenities are located. This includes driveways and parking facilities, but does not include the roadways within Eagle Landing or the District.

Parks All Attendees must observe the policies listed below otherwise they will be issued a trespass warning and will be subject to ejection from the premises. Management may close a Park if public safety is threatened by any activity on the premises.

- Park hours of operation are sunrise to sunset.
- No person shall be intoxicated and cause a public disturbance in a Park.
- Roller blades and bikes are permitted on sidewalks only.
- No parking is allowed on Park premises, outside of marked parking locations.

An Attendee may reserve the pavilion for special events, provided they make the reservation with Management at least 7 days in advance; the event is for ten people or more; and they reserve the pavilion for at least 4 but not more than 8 hours. If the pavilion is not reserved for a special event, it will be available to Attendees on a first-come, first-served basis.

Guest Policy Guests are welcome to use the Facilities & Amenities when accompanied by a Resident or Annual Pass Holder, 14 years of age or older. A Resident or Annual Pass Holder under 14 years old may accompany a single Guest so long as a registered Nanny remains present at all times. Residents and Annual Pass Holders under 21 years of age may accompany no more than 2 Guests per visit. Residents and Annual Pass Holders 21 years old and older may accompany no more than 6 Guests per visit. Neither Residents nor Annual Pass Holders may accompany Guests whom they do not know personally.

The number of Guests permitted to use the Athletic Center and Aquatic Facilities per week is tied to each Amenity Pass number and Annual Pass number with a maximum of 15 visits per 7-day week, which runs from 12:00 a.m. Monday until 11:59 p.m. Sunday. Example: Participation in any aquatic or fitness activity, such as water aerobics, counts as one use.

Guest Daily Fees It is necessary for the District to adopt rules to establish rates, fees, and charges pertaining to the user fees at the Aquatic Facilities, Athletic Center, and Golf Club. The fees established in the rules of the District shall include Guest Fees for Weekdays, Weekends, and Holidays for the Facilities & Amenities.

*Holidays are New Years Day, Martin Luther King, Jr. Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Thanksgiving Day, and the Friday after Thanksgiving Day. If a holiday falls on a weekend, holiday guest fees will apply.

Gymnasium Use/Restrictions Use of Gymnasium is at each attendee's own risk.

- A Resident or Annual Pass Holder must accompany their Guest at the time of registration and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Attendees should wear proper fitness attire.
- Children under the age of 10 must always be accompanied and supervised by a companion who is at least 14 years of age.

Houseguest Pass may be purchased for a 7-day admission to the Aquatic Facilities and Tennis Center. Houseguests with a Houseguest Pass are not required to be accompanied by Annual Pass Holders or Residents. The Resident or Annual Pass Holder must accompany their Houseguest at the time of purchase of a Houseguest Pass. Photo Identification is required by the Houseguest to purchase a Houseguest Pass. The status of Houseguest only applies during the term of their visit which they possess a valid Houseguest Pass.

Noise Attendees shall not make, cause or permit, if within his or her control, any artificially amplified sound or noise of a continuous duration, which shall disturb the peace, quiet, and repose of any other persons of reasonable and ordinary sensibilities (consistent with Sec. 15-5(b), Clay County Code).

Pets are not allowed at any of the Village Green facilities. Pets are allowed in the Parks (with the exception of the fenced playground area). Attendees must clean up after the animals.

Pool Hours

Management may adjust the hours of operation as needed for special events, parties, operational & maintenance requirements and severe weather conditions.

Pool Use is always at the individual's own risk, even when a lifeguard is present. Patrons must present their Amenity Pass and Annual Pass Holders must present their Annual Pass to register when they enter. Attendees must observe the following policies at all Aquatic Facilities.

- Everyone must shower before entering the pool.
- Talking to an on-duty lifeguard is not permitted, except in emergency situations.
- Persons with documented or visible skin disorders or other maladies that are potentially harmful to others will be denied the use of Aquatic Facilities.
- Pool chairs may not be placed in the pool.
- All swimmers must wear proper swimming attire. No cut-offs or shorts with buckles or rivets are allowed in the pool.
- Playing is not allowed in the lap lanes. Jumping off starting blocks, hanging on lane lines, and unauthorized diving is prohibited.
- Management reserves the right to halt the use of play equipment such as large floats and rafts if usage inhibits others' enjoyment or becomes detrimental to attendee comfort.
- Scuba equipment is not allowed in the pool unless approved by Management in advance.
- The District is not responsible for lost or stolen items.
- Persons entering the pool after closing time will be considered trespassing and will be subject to arrest.
- Out of consideration for others, radios must be kept at low levels.
- Running, ball playing, and noisy or hazardous activity, is not permitted in the pool area. This includes pushing, dunking, and dangerous games.

Private Functions, Rentals, Competitions, and Instructions shall be held before or after operating hours, if at all possible, so as not to interfere with the daily operation or to restrict

access to the Facilities & Amenities by Residents, Annual Pass Holders, and their Guests. Local school groups, philanthropic or charity organizations may utilize the Facilities & Amenities for league play, lessons, tournaments, meets, matches, practices, etc. All groups shall have an agreement with the District governing such use.

Residents and Annual Pass Holders may hold private parties, provided they are in good standing with the District, they present their Amenity Pass or Annual Pass, and they are present for the duration of the event. Management provides Staff for events based on the number of persons expected to attend. Renters must submit non-refundable deposits and rental contracts to the District two weeks prior to the date of the event. If the event is cancelled, a 1-week notice must be given or the security deposit is forfeited.

Rental Property The property owners within the District may relinquish their rights, in writing, to Resident user privileges at the Facilities & Amenities to the renter of the property if it is the primary residency of the renter. Rental Amenity Pass shall expire annually on September 30th and can be renewed upon re-verification of residency.

Tennis Center For maximum enjoyment of everyone, Attendees must observe the following policies and etiquette at all times. The Disciplinary Policies enclosed in this document apply to all Eagle Landing tennis courts.

- A Resident or Annual Pass Holder must accompany their Guest at the time of registration and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Proper tennis attire consists of tennis shoes (not cross-trainers or jogging shoes) and tennis clothing (athletic apparel manufactured expressly for tennis). Street trousers, jeans, bathing or beach attire is not allowed.
- Courtesy and consideration should be observed at all times. Attendees shall not walk across or behind a court while a point is being played. No one shall enter the court when play is in progress, but must enter in the appropriate area closest to the back of the court while courts are in use. Excessive noise, racquet throwing, and profanity are not permitted at any time. Disregard for court courtesy should be reported to the Management.
- Players without a prearranged game are encouraged to contact the Management who will assist in forming matches. Players may also make court reservations by calling the pro shop during operating hours in advance of the desired court time.
- Singles and doubles may reserve a court 1.5 hours, except during certain times designated by the Management. Players may either call or arrive in person to reserve court time. Prior to play each player must check in at the pro shop. Players who do not appear for scheduled reservations lose their court reservation 15 minutes after the appointment commencement.

- Participation on a team, in a league or in a clinic is open to Residents and Annual Pass Holders only.
- Court lights are turned on at dusk and remain on till 9:00 p.m. If no one is using the courts, lights will be turned off.
- Non-Playing children under the age of 10 shall be directly supervised by a person over the age of 14.
- Players under the age of 14 may utilize courts on a space available basis, as determined by Management.
- Bikes, skateboards, skates and scooters are not permitted to be ridden within the Tennis Center.

Wading Pools All pool use policies apply to the wading pool. These pools are limited to children 6 years old and younger. Lifeguards are not responsible for the supervision of the wading pool, except to enforce aquatic policy. No diving is allowed in any of the wading pools.

Water Slides All pool use policies apply to the slide. Additionally,

- Flotation devices are not permitted on the slide.
- Children 3 years and younger may slide only in a guardian's lap who is 14 years of age or older. Children over 3 years old may slide alone only if: (1) they are capable of swimming in 4 feet of water and (2) they are over 48 inches tall. Otherwise, these children are prohibited from sliding.
- Only one slider is allowed at a time. No "chains" of people may slide.
- Slides must be ridden feet first, lying on backs, or in sitting positions.
- Every Attendee must keep arms and hands inside the flumes at all times.
- Do not run, dive, stand, kneel, rotate, or stop in the slide.
- Obey all instructions by the lifeguard or pool attendant at the end of the slide and exit quickly.
- Do not block the end of the slide.
- Swimsuits with exposed zippers, buckles, rivets, or metal ornamentation are not permitted.
- Pregnant women and those with heart conditions are not permitted to use the slide.

Golf Club For maximum enjoyment of everyone, Attendees must observe the following policies and etiquette at all times. The Disciplinary Policies enclosed in this document apply to all Eagle Landing Golf Club facilities.

- A Resident or Annual Pass Holder must accompany their Guest at the time of registration and during the time of their guest usage, and will be required to pay the appropriate guest fee.
- Proper golf attire consists of golf slacks or full-length trousers, or golf shorts or skirts that reach mid-thigh length, and golf or athletic shoes. Street trousers, jeans, bathing or beach attire is not allowed.
- Courtesy and consideration should be observed at all times. Excessive noise and profanity are not permitted at any time. Disregard for course courtesy should be reported to the Management.
- Players must arrange for tee time reservations by calling the pro shop during operating hours or arriving in person in advance of the desired tee time. Players who do not appear for scheduled reservations will lose their tee time reservation 10 minutes after the reserved tee time.
- Participation on a team, in a league or in a clinic is open to Residents and Annual Pass Holders only.
- Children under sixteen (16) years of age are permitted at the Golf Club Facilities only if accompanied or supervised by an adult or are attending a designated junior event at the Golf Club Facilities.