

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

Adopted: August 9, 2006

Last Amended: March 15, 2017

BIG HAWK LAKE RECREATION CENTER
Falcon Trace Community Development District

ID Cards

ID cards are available at the Recreation Center

- Upon move in each new resident will receive two (2) ID cards at no charge.
- Additional or replacement cards will be \$15.00 each.
- Only checks and money orders made payable to the Falcon Trace CDD will be accepted.

POOL POLICIES

POOL ACCESS

- Residents and/or annual paid users must present their access cards and register upon entering Big Hawk Lake Recreation Center.
- Children less than sixteen (16) years of age must be accompanied by a parent or person eighteen (18) years old or older, who is a registered resident or an annual paid user, at all times.
- Daily guests must be registered and accompanied by a resident or an annual paid user when entering the Big Hawk Lake Recreation Center.

GENERAL POLICIES FOR POOL AND POOL DECK AREA

- All users must shower before entering the pool.
- Proper swim attire (no cutoffs, no thong suits) must be worn in the pool and at the recreation center and on the pool deck area.
- Towels must be used on pool furniture.
- No chewing gum is permitted in the pool or pool deck area.
- Alcoholic beverages are not permitted.
- No aluminum cans or glass containers are allowed in the pool or on the pool deck area.
- No diving, jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area.

- No large flotation devices are allowed in the pool, except at the discretion of District staff.
- For the comfort of others, changing of diapers, clothes, etc. is not allowed at pool side. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.
- No masks, fins, or snorkels are allowed in the pool without the Facility Manager's permission.
- No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.
- Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.
- Out of consideration for others, radios must be kept at a low level.
- Radio-controlled watercraft are not permitted in the pool.
- Pool entrances must be kept clear at all times.
- Smoking is not permitted.
- No roller blades, skateboards, scooters, or bicycles are permitted in the pool deck area.
- No swinging on the ladders or railings is allowed.
- All food must be kept in designated areas.
- Snapping of towels is not permitted.
- Pool furniture may not be removed from the pool deck area.
- Loud or abusive language is not allowed.
- Any person within the pool or the pool facility when the facility is closed may be suspended from using the facility in accordance with the District's *Suspension and Termination Rules* and shall be considered a trespasser and is subject to any fines or punishment in connection therewith.

WATERSLIDE POLICIES

- Ride the slide at your own risk, lying on your back with feet first.
- Only one rider may ride the waterslide at a time; single riders only.
- Keep arms and hands inside the flumes at all times.
- No flotation devices are allowed on the waterslide.

- For safety reasons, pregnant women and persons with health conditions or back trouble should not ride on the waterslide.
- No masks are allowed to be worn on the slide.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool and pool deck will be closed for 30 minutes. At that time, if no other lightning is seen, the pool and pool deck will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool and pool deck will be closed for 15 minutes. If no thunder is heard during this period, the pool and pool deck will be reopened.

FECES POLICY

If contamination occurs, the pool will be closed for 12 hours and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that the attendant cannot see the bottom of the pool, the pool will be closed.

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COMMUNITY ROOM OR PAVILLION USE FOR PRIVATE FUNCTIONS

- Only CDD residents or annual paid users of the facility may reserve the community room or pavilion for private parties for a maximum of four hours. Parties will not be double booked. Party reservations are on a first come first serve basis.
- The current pool regulations and policies apply.
- There is a maximum of forty (40) guests allowed. Management reserves the right to restrict the number of guests for any party or function.
- All parties or functions must end by 10:00 pm. No swimming is permitted for after hours parties.
- A complete list of those invited to a party must be provided to facility manager seven (7) days in advance of party or the party will be cancelled. All guests must check in at the entry gate and wear a wristband during the party provided by the pool attendant. All guests of the party must leave the facility after the party ends.
- No glass containers or aluminum cans are allowed in the pool or on the pool deck area. All eating and drinking is confined to the designated deck area. Alcoholic beverages are not permitted.
- A check deposit of \$200.00 and a signed reservation agreement will be required at least 14 days in advance of the party. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is cancelled with less than 48 hours' notice. The deposit is fully refundable if the event is cancelled due to inclement weather.
- A cleanup fee of \$50 will be taken out of the deposit if the room is not returned to its original condition.

Charge for events during pool hours:

- Up to 20 guests: Rental fee of \$50 plus one attendant at the current hourly rate for the duration of the event.
- 20-40 guests: Rental fee of \$75 plus one attendance at the current hourly rate for the duration of the event.

Charge for events during non-pool hours:

- Up to 20 guests: Rental Fee of \$50 plus one attendant at the current hourly rate for the duration of the event.
- 20-40 guests: Rental Fee of \$75 plus two attendants at the current hourly rate for the duration of the event.

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TENNIS COURT

- Children less than sixteen (16) years of age must be accompanied by a parent or person eighteen (18) years old or older, who is a registered resident or an annual paid user, at all times.
- The tennis court may be reserved up to one (1) week in advance.
- You may reserve a court for up to two (2) hours, singles or doubles.
- If you are twenty (20) minutes late for your reservation, your reservation may be forfeited.
- Proper tennis attire is required at all times while on the court.
- Profanity and/or disruptive behavior are not permitted.
- No roller blades, skateboards, scooters, or bicycles are permitted on the tennis court.
- Please clean up your trash after use of the court.
- Court closes at dusk.

BASKETBALL COURT

- Children less than sixteen (16) years of age must be accompanied by a parent or person eighteen (18) years old or older, who is a registered resident or an annual paid user, at all times.
- Basketball court is first come first serve
- Proper basketball attire is required at all times while on the court.
- Profanity and/or disruptive behavior are not permitted.
- No roller blades, skates, skateboards, scooters, or bicycles are permitted.
- No more than twenty (20) players are permitted on the court at one time
- No dunking or hanging from the rims
- Attendants may discontinue play for not following the policies.
- Court closes at dusk.

BIG HAWK LAKE RECREATION CENTER

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SCHEDULE OF USER FEES

Annual user fee, non-resident

\$975.00

GUEST POLICY for POOL

- Each household may have four guests at a time; provided, however, that residents less than eighteen (18) years of age are not permitted to have guests.
- All residents must sign the District's *Guest Liability Waiver* prior to having guests which obligates the resident to be responsible for such guests.
- Guests must enter pool area with a resident or annual paid user with a picture ID.
- Management reserves the right to not permit guests to the pool area based on pool capacity.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Adopted: August 9, 2006

Last Amended: March 15, 2017

Falcon Trace Community Development District

GUEST PASS/LIABILITY WAIVER FORM

RESIDENT NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

IS THE RESIDENT EIGHTEEN (18) YEARS OF AGE OR OLDER? ___ YES ___ NO*

*Note: Only residents eighteen (18) years of age or older are permitted to host guests at the District's Amenity Facilities.

Guest 1 Name: _____ Guest 2 Name: _____

Guest 3 Name: _____ Guest 4 Name: _____

I acknowledge that I have reviewed and agree to abide by, and ensure that my Guest(s) abide by, the Falcon Trace Community Development District's (the "District") *Amenity Facilities Policies* at all times, and that I am financially responsible for any damages caused by me or my Guest(s). I further acknowledge that I understand that Guest Passes are the property of the District, and are non-transferable.

In consideration for my and my Guest(s') admittance into the District's Amenity Facilities, I acknowledge and agree that I shall defend and indemnify and hold harmless the District and its officers, agents, supervisors, and staff, along with the Facility Manager and its agents, officers and employees, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, theft, or property damage of any nature, arising out of, or in connection with me or my Guest(s') use of the Amenity Facilities, including litigation or any appellate proceedings with respect thereto.

I acknowledge and agree that nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute.

Signature of Resident or Annual Paid User

Date

OFFICE USE ONLY:

Staff Member Signature

Date

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
Rule Regarding Suspension and Termination of Amenity Use Privileges

Section 1. Introduction. This rule addresses the suspension and termination of privileges to use the Falcon Trace Community Development District's (the "District") recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenity Facilities").

Section 2. Violations. The privileges of a patron of the Amenity Facilities (hereinafter referred to as "Patrons"), including Residents, Renters, Non-Resident Members, and Guests (as defined in the District's *Recreational Amenity Facilities Policies*), to use the Amenity Facilities may be suspended or terminated if the Patron engages in any of the following behavior:

1. Submits false information on any application for use of the Amenity Facilities;
2. Permits the unauthorized use of an amenity pass;
3. Exhibits unsatisfactory behavior, deportment or appearance;
4. Fails to pay fees owed to the District in a proper and timely manner;
5. Fails to abide by any policies or rules established for the use of any of the Amenity Facilities;
6. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner;
7. Damages or destroys District property; or
8. Engages in conduct that is likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

The District reserves the right to suspend Residents, Renters, and Non-Resident Members for any violations committed by their Guests to the same extent as if such Resident, Renter or Non-Resident Member committed the violation.

Section 3. Reporting of Violations. For all offenses outlined in Section 2 above, the District Manager, Facility Manager or other District staff, as applicable, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager, District's facility manager or other District staff as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect.

Section 4. Suspension or Termination of Amenity Privileges.

- A. For minor violations, the District shall follow the process outlined below for suspending or terminating the right of a Patron to utilize the Amenity Facilities:
 - i. *First Offense:* Suspension of privileges to utilize all of the Amenity Facilities for the remainder of the day on which the violation occurs.

- ii. *Second Offense:* Suspension of privileges to utilize all of the Amenity Facilities for one (1) week from the time the violation occurs.
 - iii. *Third Offense:* Suspension of privileges to utilize all of the Amenity Facilities from the time the violation occurs to the next meeting of the District’s Board of Supervisors (the “Board”). At said meeting, the record of all previous offenses will be presented to the Board for recommendation of suspension of the Patron’s privileges for up to one (1) calendar year. The length of the suspension is in the sole discretion of the Board.
- B.** Each offense shall expire one (1) calendar year after such offense was committed, at which time the number of offenses on record for the Patron shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The manner of calculation of offenses set forth in this section shall not at any time serve to reduce any timeframe for the suspensions or terminations imposed pursuant to section 4(A) above, which may have been imposed prior to the expiration of any such offenses.
- C.** Notwithstanding the foregoing, any time a Patron is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates the provisions set forth in Section 2 in a manner that, in the discretion of the District Amenity Facilities staff, upon consultation with the Chairman of the Board, justifies suspension beyond the guidelines set forth above, such Patron shall have all privileges to utilize the Amenity Facilities immediately suspended until the next Board meeting. At such meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron’s privileges for a longer period of time.

Section 5. Appeal of Suspension or Termination of Amenity Facilities Privileges.

Any suspension or termination of a Patron’s privileges to utilize the Amenity Facilities may be appealed to the Board for reversal or reduction. Any request for such appeal shall be provided to the District Manager, in writing, at least ten (10) days after the suspension date. The Board’s decision on appeal shall be final.

Section 6. Trespass. If a Patron subject to a suspension or termination is found on the premises of any of the Amenity Facilities, such Patron will be subject to arrest for trespassing in accordance with Florida law.

Law Implemented: ss. 190.011(5), 190.035, 190.041, 120.54 and 120.81, Fla. Stat.

Authority: ss. 190.011(5) and 190.012(3), Fla. Stat.

Effective Date: March 15, 2017.

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

Pool Hours

SPRING	March - April
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Day	Open	Close
Monday	10:00 AM	8:00 PM
Tuesday	CLOSED	
Wednesday	10:00 AM	8:00 PM
Thursday	CLOSED	
Friday	10:00 AM	8:00 PM
Saturday	10:00 AM	8:00 PM
Sunday	10:00 AM	8:00 PM

SUMMER	May - September
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Day	Open	Close
Monday	10:00 AM	8:00 PM
Tuesday	12:00 PM	8:00 PM
Wednesday	10:00 AM	8:00 PM
Thursday	10:00 AM	8:00 PM
Friday	10:00 AM	8:00 PM
Saturday	10:00 AM	8:00 PM
Sunday	10:00 AM	8:00 PM

FALL	October
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Day	Open	Close
Monday	10:00 AM	7:00 PM
Tuesday	CLOSED	
Wednesday	10:00 AM	7:00 PM
Thursday	CLOSED	
Friday	10:00 AM	7:00 PM
Saturday	10:00 AM	7:00 PM
Sunday	10:00 AM	7:00 PM

WINTER	November - February
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Day	Open	Close
Monday	CLOSED	
Tuesday	CLOSED	
Wednesday	CLOSED	
Thursday	CLOSED	
Friday	CLOSED	
Saturday	10:00 AM	5:00 PM
Sunday	10:00 AM	5:00 PM