

# **FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT**

## **AMENITY FACILITIES POLICIES**

Adopted: August 9, 2006  
Amended: March 15, 2017  
Last Amended: May 17, 2023

**BIG HAWK LAKE RECREATION CENTER**  
**Falcon Trace Community Development District**

**ID Cards**

**ID cards are available at the Recreation Center**

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- § 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**

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- § 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**

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- § 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**

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- § 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**

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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**

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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**

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

**BIG HAWK LAKE RECREATION CENTER**  
**Falcon Trace Community Development District**

**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.

# **BIG HAWK LAKE RECREATION CENTER**

## **Falcon Trace Community Development District**

### **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

## Falcon Trace Community Development District

### SCHEDULE OF USER FEES

<b>Annual user fee, non-resident</b>	<b>\$975.00</b>
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### 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

## SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat.  
(2022) Effective Date: May 17, 2023

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on May 17, 2023 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Falcon Trace Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.**

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**1. Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenity Facilities”).

**2. General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the Amenity Facilities.

**3. ID Cards.** ID cards are the property of the District. The District may request surrender of, or may deactivate, a person’s ID card for violation of the District’s rules and policies established for the safe operations of the District’s Amenity Facilities.

**4. Suspension and Termination of Rights.** The District shall have the right to restrict, suspend, or terminate the Amenity Facilities access of any person and members of their household to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an ID card or otherwise facilitates or allows unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Facilities Policies);
- g. Treating the District’s staff, contractors, representatives, residents,

landowners, Patrons, or guests, in a harassing or abusive manner;

h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;

i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;

j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests;

k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests is likely endangered;

l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity Facilities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, Patrons, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity Facilities access.

**5. Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

**6. Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

**7. Removal from Amenity Facilities.** The District Manager, General Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenity Facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

**8. Initial Suspension from Amenity Facilities.** The District Manager, General Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenity Facilities

until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

**9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

**10. Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

**11. Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire

until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all ID card associated with an address within the District until such time as the outstanding amounts are paid.

**12. Appeal of Board Suspension.** After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

**13. Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the Amenity Facilities, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.

**14. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

# FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

## Pool Hours

SPRING	March - April
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<b>Day</b>	<b>Open</b>	<b>Close</b>
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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<b>Day</b>	<b>Open</b>	<b>Close</b>
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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<b>Day</b>	<b>Open</b>	<b>Close</b>
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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<b>Day</b>	<b>Open</b>	<b>Close</b>
Monday	CLOSED	
Tuesday	CLOSED	
Wednesday	CLOSED	
Thursday	CLOSED	
Friday	CLOSED	
Saturday	10:00 AM	5:00 PM
Sunday	10:00 AM	5:00 PM