

Fleming Island Plantation  
Community Development District Amenities  
Policies and Procedures

Revised March 26, 2019

I. Definitions

1. **District or CDD** – Shall refer to the Fleming Island Plantation Community Development District.
2. **Manager / Management** – Shall mean the person(s) 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 swim facility located at 1510 Calming Water Drive to include: water slide, wading pool, water bucket feature, playground, pavilions, activity grass field and walk path.
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 of \$3,000 established by the CDD Board of Supervisors for the use of the Fleming Island Plantation Amenities without the ownership of property within the District.
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 Patron that is 3 years old 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, parks, or playgrounds, etc. and must be with the Patron when on District property or using Amenity facilities.
8. **Splash Pass** – Shall refer to the guest passes that are required for all Patrons’ 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 a fee at the Amenity Center office for all Patrons’ guests, who live at least 40 miles outside District boundaries. This pass is valid for 7 consecutive days and allows access to District property and amenities. Also, this is the only manner a non-Patron may use the Amenities without being accompanied by a Patron. House Guest Individual Passes may be purchased for a fee of \$35 per pass. A House Guest Family Pass is for up to 4 people and may be purchased for a fee of \$120 per pass. The House Guest Passes may only be sold to Patrons with FIP Photo ID and House Guests must provide an official Photo ID at the time of purchase and at each use of the pass.
10. **Tennis Membership Fee** — Shall refer to a fee of \$500 per year established by the CDD Board of Supervisors for the use of the Fleming Island Plantation District tennis courts ONLY by one individual ONLY, without the ownership of property within the District. Tennis Membership is valid for a one-year period from the date of purchase.
11. **Nanny Pass** – Shall refer to the Nanny Pass Photo ID card that is available for our Patrons who have retained a nanny. This pass is valid for one (1) pool season only and can be purchased by a Patron for \$100 at the Amenity Center office. Nanny must be at least sixteen (16) years of age.

## II. General

### A. Purpose:

To adopt uniform policies and procedures for the use of all Amenities and to ensure the uniform application of said policies on a non-discriminatory, 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, Tennis Membership ID, Nanny Pass, and/or House Guest Pass with them while on any District property. This acts not only as a key card to enter the pool facilities but also as proof of authorization to access District property and Amenities. When on any District property or 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 twelve (12) 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 thirteen (13) through fifteen (15) are permitted 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 their guest. A Splash Pass or House Guest Pass will also be required for that older Guest should they not be a Patron.
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 District property or Amenity facilities, except for catered events using a licensed and insured bartender and/or as specifically authorized in these policies. Additionally, the Patron renting the facility must ensure compliance with the requirements of Resolution 99-9 including, but not limited to, taking all appropriate measures to ensure alcoholic beverages are not served to minors nor used to excess by any attending guest.
6. No animals (with the exception of service animals) are permitted on or at any Amenity facilities.
7. Fireworks of any kind are not permitted anywhere on any District property or Amenity facilities.
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 Project Manager, and all District Management staff shall have full authority to enforce these rules and regulations.
10. Smoking, vaping, use of smokeless tobacco products, and alcohol are prohibited on any and all District property.
11. No Patron should allow anyone else to use their FIP Photo ID card, to include any family member, resident, or guest. This ID card is to only be used by the Patron to whom it was issued. 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 they are using the House Guest Pass. Patrons are responsible for their guests and their actions. Guests using the Amenity 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 (4<sup>th</sup> of July, Memorial Day, Labor Day, etc.) when the guest maximum is 4 guests 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 Project Manager 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 the District is not a golf cart community. Golf carts cannot be driven on sidewalks and/or streets and must be parked in the Golf Clubhouse parking lot only and are not permitted on any District property, unless used for District maintenance.
17. Overnight parking is allowed at the Amenity Center and Plantation Splash Park by obtaining a Parking Pass at the Amenity Center prior to use. The Overnight Parking Pass is valid for up to a 7-day period. Vehicles parked overnight without a pass will receive one (1) warning notice. If an Overnight Parking Pass is not obtained and a vehicle is discovered parked overnight after a warning notice has been issued, the vehicle will be towed at owner's expense.
18. Parking on District property is only for the Patrons' use while using the District Amenity facilities.
19. 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.
20. Barbecue gas grills and charcoal grills are not permitted on any District property at any time.
21. All use of District passive parks is only permissible from dawn to dusk.
22. Loud, profane, and/or abusive language is prohibited on CDD property.
23. Please refrain from public displays of affection at any time while on CDD property.
24. NO swimming or recreational boating of any kind is allowed in any of the District retention ponds.
25. Fishing with proper licenses is permitted in the following District retention ponds ONLY:
  - a. Pond # 44 across from Cypress Glen community entrance located on Town Center Boulevard;
  - b. Pond # 3 located on Fleming Plantation Boulevard between Southern Links and Town Center Boulevard;
  - c. Pond # 29 located behind Thunderbolt Elementary on Old Hard Road.
  - d. Margaret's Walk Park dock.

All fishing is catch and release only, at your own risk, and each patron must have an official fishing license.

#### **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 any time the pool(s) are open. Their job is to enforce the policies and procedures for the safety of all residents and their guests. Lifeguards shall have full authority to enforce the District's rules and policies.
4. Patrons must shower before entering pool(s), including wading pools, splash pad, or any water feature area.
5. Children twelve (12) years old and under must be accompanied by a parent or other person sixteen (16) years of age or older to enter either swim facility. 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, vaping, and use of smokeless tobacco products are prohibited on any and all District property including all amenity facilities (pools, pavilions, courts, parks, and playgrounds).
9. Food and beverages (non-alcoholic) are permitted only in the designated eating areas under the pool building pavilion. No food or beverages are allowed on any pool deck area(s) at any time, 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, drinking glasses and personal coolers are NOT permitted on either facility's pool deck area.
11. Children who 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 this health regulation for the health and safety of others. Failure to adhere to this rule may result in the loss of privileges for that day or longer.
13. Proper swimming attire while in the pool is mandatory. Staff has the authority to deny access due to improper swimwear.
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 loss of privileges for that day or longer.
15. Proper flotation devices are allowed in the pool (i.e. safety devices for children, pool noodles). No rafts, loungers, tubes, mermaid tails, etc., are allowed at any time 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 and/or usage 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 shall NOT be permitted to be served or sold, nor consumed in any pool areas.
18. Radio controlled watercraft are not allowed in any pools or pool areas.
19. Persons with skin disorders or other maladies potentially harmful to others will be denied use of the pool(s).
20. District 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.

#### **E. Swimming Pool Feces Policy & Pool Contamination Fee**

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 who 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. Additionally, there is a Pool Contamination Fee of \$300 per incident.

#### **F. Hours of Operation**

1. The Amenity Center office hours are Monday through Saturday 10 am – 5:30 pm and Sundays from 12 pm through 5 pm during swim season. When the swim season is over, the Amenity Center will be closed on Sundays.
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 operations generally will begin the Monday after the end of Clay County Spring Break week. Please refer to the posted seasonal schedule for daily hours. 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 operations generally will begin the weekend prior to Clay County Spring Break week. Please refer to the posted seasonal schedule for daily hours. 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 are lost, damaged, deactivated or need to be replaced for any reason, they may be purchased for a fee of \$15 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 and want your tenants to have access to District amenities, you need to complete and sign an Amenity Release Form relinquishing your access rights and provide a copy of the lease. Your tenants will need to set up an appointment to receive their FIP Photo ID cards and go through a New Resident Welcome orientation. FIP Photo ID cards are issued at a fee of \$15 per card, for each person in the household that is 3 years old or older.

4. House Guest Pass shall refer to the passes that are available for a fee at the Amenity Center office for all Patrons' guests, who live at least 40 miles outside District boundaries. This pass is valid for 7 consecutive days and allows access to District property and amenities. Also, this is the only manner a non-Patron may use the Amenities without being accompanied by a Patron. House Guest Individual Passes may be purchased for a fee of \$35 per pass. A House Guest Family Pass is for up to 4 people and may be purchased for a fee of \$120 per pass. The House Guest Passes may only be sold to Patrons with FIP Photo ID and House Guests must provide an official Photo ID at the time of purchase and at each use of the pass.
5. Splash Passes are used to bring in pool guests (6 maximum per household, unless a holiday when the guest maximum is 4) whether they are swimmers or non-swimmers. There will be one free Splash Pass punch 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 at the end of the swim season, they can be rolled over to the following season, as they do not expire.

Additional Splash Pass 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, Labor Day, etc.), guests, are permitted to go to the pool without the use of the Splash Pass. However, a Patron must accompany and remain with the guest(s) and there is still the limitation to 6 guests per household.

Grandparents and Grandchildren are permitted access to both pools without the use of the Splash Pass every day either pool is open. However, a Patron must accompany and remain with the guest(s) and there is still the limitation to 6 guests per household.

During the last hour daily the pool facilities are open, guests are permitted to access either pool without the use of the Splash Pass. However, a Patron must attend and remain with the guest(s) and there is still the limitation to 6 guests per household.

During holidays, such as 4<sup>th</sup> of July, Memorial Day, Labor 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. Any time you are on Amenity property you should have your FIP Photo ID card and/or House Guest Pass. When requested, you must present your card to staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.

### III. Amenity Center Property – 2300 Town Center Blvd.

#### A. Pool Rules — Please see Section II.D. General Swimming Pool Rules, and 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 [Splash Pad] Rules

1. No running, ball playing, horseplay, or toys on the Splash Pad deck.
2. No pool chairs or loungers are allowed in the Splash Pad area to prevent damage to its surface.
3. No one older than 7 years of age is permitted in the Splash Pad area. Adults, 16 years of age or over, are allowed in as supervision for others.
4. Children must have adult supervision of a parent or guardian.
5. Children who are not reliably toilet trained or are wearing diapers must wear an approved swimsuit diaper, as well as a swimsuit over the swim diaper. This will help reduce the risk associated with human waste in the Splash Pad area.
6. Changing of diapers or clothing is NOT ALLOWED on the tables, pool deck area or pool furniture. Changing stations are located in the restrooms. Please be respectful of this health regulation for the health and safety of others. Failure to adhere to this rule may result in loss of privileges for that day or longer.
7. No food, drink, or glass containers are allowed on the Splash Pad or on its deck,
8. Maximum capacity: 67 persons.

#### C. Tennis Court Rules

1. Play is limited to 1 hour for singles and 1 ½ 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 during all times.
3. Proper court etiquette shall be observed during 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 3 guests per household only. All Guests must play on the same court as their host patron.
6. A parent or guardian must accompany children under 14.
7. Patrons MUST brush and line courts when play has finished.
8. Patrons shall not brush or play on the tennis courts when they are wet, being watered, or being maintained.
9. Tennis courts are not to be played on when wet. Courts are considered wet when puddles and standing water are visible. If foot indentations are present when walking, courts are too wet to be played on.

10. Tennis court usage may be limited or suspended from time to time for maintenance, sponsored events, team play or lessons as approved by the manager.
11. Tennis courts are for tennis only. Equipment such as skateboards, roller blades, bikes or scooters, lacrosse play or practice, etc., are not allowed on the courts at any time.
12. 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 staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.
13. No outside equipment is allowed on courts unless written permission is issued by Management.
14. Tennis membership fee is a membership opportunity for non-residents to have rights and access to ONLY the tennis courts facilities. This membership does not include pools, parks, events, recreation, etc. This is strictly for tennis court usage. The annual cost for this membership is \$200. Please note that this membership is good for one year and only for the individual card holder. This membership does not permit the ability to bring a guest(s) or other members of the household to the courts. This would however allow the Patron the ability to play on a Fleming Island Plantation tennis team and to come to the courts to play with other Patrons. Once a membership has been purchased, an FIP photo ID card will be issued and must be with the Patron during 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 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 are 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. Patrons are allowed two (2) guests per household only. Patrons are also responsible for their guests' actions and those actions may result in loss of Amenity privileges by the Patron.
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 staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from and ALL Amenities.
7. Anyone twelve (12) years old or younger utilizing the basketball courts must be accompanied by an adult.

#### **E. Volleyball Rules**

1. Be respectful of others and allow others adequate time to use courts. If others are waiting, please limit play to 1 hour from the time you begin use.
2. Proper court etiquette shall be observed all times; profanity and/or disruptive behavior are strictly prohibited.
3. No food, beverages, or glass are 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. Patrons are allowed four (4) guests per household only. Patrons are also responsible for their guests' actions and those actions may result in loss of Amenity privileges by the Patron.
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 staff or Security Officers, along with your last name and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.
6. Anyone twelve (12) years old or younger utilizing the volleyball courts must be accompanied by an adult.

#### **F. Tot Lot Rules**

1. Playground equipment is for children 12 years old 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 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 staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.

### **IV. Plantation Splash Park Property – 1510 Calming Water Drive**

#### **A. Pool Rules — Please see Section II.D. General Swimming Pool Rules, and 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 tall 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; riding 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 must have adult supervision of a 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 must have adult supervision of parent or guardian,
4. Children who are not reliably toilet trained or wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper.
5. Changing of diapers or clothing is NOT ALLOWED on tables, pool deck area or pool furniture. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others. Failure to adhere to this rule may result in loss of privileges for that day or longer.
6. No food, drink, or glass containers are permitted in the 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 food, drink, or glass containers are allowed on the playground equipment.
5. Shoes must be worn 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 staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.

#### **F. Activity Grass Field 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 service animals) 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 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 food, drinks or glass containers are allowed.
9. No alcoholic beverages or smoking are permitted in the park.
10. No open flames or fireworks. Barbecue grills and charcoal grills are not permitted on any District property at any time.
11. Please help to keep our park clean.

12. Hours of usage for these facilities are dawn until dusk.
13. Children under 14 years of age must have adult supervision.
14. Catch and release fishing is permitted off the Margaret's Walk Park dock. Fishing license is required.
15. 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 staff or Security Officers, along with your last name, and neighborhood. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.
16. 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 VIII of this document.
17. Patrons 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 Patrons 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, then 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 \$15-\$50 per hour. This will also include the cost of any t-shirts or prizes to be awarded.
3. Swimming lessons will range from \$110-\$200 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 instructors 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% and 20%.
5. Events may need to be partially or fully paid for by the participating Patrons. 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 Patrons. These costs would just go towards the cost of the food, and possibly supplies, table, chair and tent rentals if necessary.

## VII. Fleming Island Amenities and Building Reservations

### A. Pavilion Reservation Policies

1. Patrons 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. Pavilion 1 and Pavilion 2 can be rented for \$35 each for up to four hours. The four-hour time frame includes set-up and clean up. There is 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, deposit checks will be returned to the patron or shredded in the Amenity Center office.

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, then prior notice must be given to the Amenity Center, for proper preparations and use of District facilities. Please note that inflatables such as slides and bounce houses are not permitted at the Splash Park and there is to be NO use of grills, either propane or charcoal, in any part of the Splash Park grounds. There are also no alcoholic beverages allowed on ANY part of the District property.

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 submitted to the Amenity Center office seven (7) days prior to your event.
6. All parties are required to do a pre-party walk-thru with an Amenity Center staff member at least 15 minutes prior to the event. This is to ensure safety and proper District facility usage.
7. No open burning, campfires, or smoke machines shall be allowed within the District facilities.
8. 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 ALL Amenities.
9. 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.
10. The Patron must be present during the entire function, including the initial inspection of the premises and the final walk through when applicable.
11. Any non-compliance with the terms agreed to on the reservation forms, can cause full or partial forfeiture of deposits and possible loss of a portion or all privileges.
12. 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 liability 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. Patrons must provide their own electricity as Amenity Center electricity is not available for use.

## **B. Swimming Pool Reservation Policies**

1. Swimming pool party reservations are available at the Amenity Center pool and Splash Park pool.
2. The Amenity Center pool and Splash park pool are available for patron events during regular pool hours in two-hour increments of the Patron's choice, except for the last hour of pool operations. Please note that only one party per two-hour block will be permitted and only up to two rental reservations total per day. Also, note that there are to be no pool parties permitted on any holidays, i.e. 4<sup>th</sup> of July, Memorial Day, Labor Day, etc. or when the pool season is over.
3. The Amenity Center pool reservation would allow you 15 maximum guests total at your party, to include 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. There is a \$60 non-refundable fee for use of the swimming pool for patron events. There is also a \$300 refundable deposit required for this reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.
4. The Splash Park pool reservation would allow you 30 maximum guests total at your party, to include residents, non-residents, swimmers, and non-swimmers. Failure to adhere to the thirty (30) person total will cause complete forfeiture of all fees and deposits. There is a \$100 non-refundable fee for use of the swimming pool for patron events. There is also a \$300 refundable deposit required for this reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.

5. The Splash Park pool reservation includes Pool Pavilion #3 (Pavilion located next to the slide). Food and beverage (excluding alcohol) are permitted under the Pool Pavilion #3 area only. Failure to adhere to the food and beverage policy will cause full forfeiture of all fees and deposits.
6. The Patron must accompany the party, check in with attendant and remain with the party for the entire reservation.
7. Any non-compliance with any of the pool reservation policies or pool rules can cause full forfeiture of fees and deposits.

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

1. **Fee structures** — there will be a \$300 refundable deposit for the use of any District facilities. All facilities are available for a two-hour or 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. plastic 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 \$50 for a two-hour time frame or \$100 for a four-hour time frame, to include set-up and clean up. The Conference Room is available for meetings, classes, game clubs and adult events only. Events or parties for ages 12 and under are not permitted at this facility. The maximum number 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 Amenity Center office hours, you need to obtain a key in the following manner. The day of your event, between Noon and 5 pm, the Patron 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 Patron 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 is available for rent to Patrons.

Splash Park Gathering Room rentals are just for that, for 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 two-hour time frame will be a \$75 non-refundable fee. A four-hour time frame will be a \$150 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, 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 \$125 non-refundable fee for a two-hour time frame and \$225 non-refundable fee for four hours. All time frames include set-up and clean up.

Two-week prior reservations are required for any facilities.

Facility Monitor - During weekday evenings and/or days when the Splash Park pool is closed, a Facility Monitor will be required at a rate of \$16 per hour up to four hours payable to Inframark for rentals at the Splash Park. The role of the Facility Monitor is to protect assets by communicating with the Patron host of the party to include time management, monitoring acceptable decorating, crowd management and clean up inspection.

2. There is to be no waiver of fees, unless under the discretion of the Management. If yours is a nonprofit 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. All food and beverage fees, equipment fees, facility monitor fees etc. would still apply.
3. Smoking, vaping, uses of smokeless tobacco products and alcoholic beverages are prohibited on any and all District property. The only exception is that Patrons requesting to serve alcohol at a rented facility must so indicate on the Facility Rental Application. Alcohol must be served by a licensed bar tender with liquor liability insurance. The Patron is required to provide proof of vendor's liquor license and liability insurance at least two weeks prior to event rental. Additionally, the Patron renting the facility must ensure compliance with the requirements of Resolution 99-9, including but not limited to, taking all appropriate measures to ensure alcoholic beverages are not served to minors nor used to excess by any attending guest. Failure to provide this information will result in alcohol usage being prohibited during the event or possible event rental cancellation.
4. No food or drink is 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 during all times. They must remain in the meeting room until the group exits the building.
8. Youth groups must have chaperones over 21 years of age present during entire event period 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 phones are for business purposes only.
12. Propping doors open 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. Each group is totally responsible for the careful and correct use of the equipment.  
\*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 completed 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 Patron desiring to use any recreational facility shall submit a permit application to 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; place your trash in the dumpsters; and, use the broom to sweep the floors. Further instructions will be provided at the time of your reservation. 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, the Project Manager, and other operational staff if a Patron or House Guest:
  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 District, its management or other patrons.
- B. The management may at any time restrict, or suspend for cause or causes, as described above, any patron's privileges to use any or all 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.