

**RULES OF THE PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

**ESTABLISHING CERTAIN POLICIES AND PROCEDURES
FOR THE AMENITIES LOCATED IN THE PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

1.01 Purpose

To adopt uniform policies and procedures for use of amenities located on property owned or leased by the Piney-Z Community Development District (the “CDD”), including but not limited to the swimming pool area, fitness center, lodge, pavilion and the Rosemary White Playground and Gazebo Park.

Specific Authority: Chapters 190.035; 190.011; 190.012; 120.54, Florida Statutes.

Law Implemented: Chapters 190.011; 190.012; 190.035, Florida Statutes

1.02 Necessity

To establish uniform policies and procedures for the CDD amenities

1.03 Definitions

- A. The term “Resident” is hereinafter defined as an individual who resides on a regular basis in a home within the CDD as a property owner, renter or member of a household. The term Resident is also defined as an individual or entity owning one or more lots within the CDD.
- B. The term “Pass Holder” is hereinafter defined as a non-resident who pays an annual fee to use the CDD amenities and members of that non-resident’s household.
- C. The term “Guest” is hereinafter defined as a non-resident accompanying a Resident or Pass Holder to use the CDD amenities.

1.04 Annual Non-Resident User Fee

Non-residents may use the CDD amenities for an annual fee equal to the current annual Operation and Maintenance (General Fund) Assessment. The annual fee may change each fiscal year, so the CDD Manager should be contacted for the most current fee. Payment of the annual fee entitles the non-resident and members of the non-resident’s household to use the CDD amenities in accordance with these Rules 12 months from

the date of receipt of payment by the CDD. The fee for the full 12 months must be paid to activate membership. The CDD does not offer monthly or prorated memberships.

1.05 Conduct Required of Users

Users of the CDD amenities shall conduct themselves in a generally acceptable manner and follow all amenities rules. Violations of generally acceptable standards of conduct may result in suspension of any or all privileges. Additionally, Piney-Z CDD property is a tobacco-free zone.

The CDD amenities' parking lots are for exclusive use by Residents, Pass Holders, and Guests only when they are using the CDD amenities in accordance with these policies and procedures. Vehicles left in parking spaces when the owner is not using the amenities are subject to towing. Additionally, vehicles left in the CDD parking lot between 12:00 a.m. and 5:00 a.m. are subject to towing.

The CDD utilizes security cameras for the safety and security of users of the CDD amenities and CDD property. Users of the CDD amenities shall not disable, damage, cover or otherwise obscure the view of any security camera or equipment on district grounds.

1.06 Policies, Procedures, Charges and Regulations for the Swimming Pool Area, Fitness Center and the Rosemary White Playground and Gazebo Park

- A. An access control device issued by CDD management is required to access both the swimming pool area and the fitness center, and may be obtained from the CDD office located at the lodge.
 - 1. An address with a single occupant is entitled to no more than one access control device. An address with more than a single occupant is entitled to two access control devices. Each access control device requires a non-refundable fee of \$9.00. If the home at an address is a rental, and the property owner resides in Tallahassee, there may still be no more than two access control devices issued for that single address.
 - 2. When applying for an access control device, owner applicants must provide a driver's license or other photo identification, as well as a copy of a utility bill addressed to them at the address at which they are registering. Renter applicants may apply for an access control device and are required to provide a driver's license or other government-issued photo identification, utility bill and lease verification for the address at which they are registering.

3. When a property owner with an active access control device no longer resides within the CDD, the device may be de-activated. When a renter with an active access control device no longer resides within the CDD, the device shall be deactivated.
 4. A non-refundable \$9.00 fee shall also be required for replacement access control devices.
 5. At all times the access control device remains the property of the CDD. It may neither be loaned or given to a friend or acquaintance, nor passed on to a subsequent owner or renter. It must be returned to the CDD office when the person to whom it has been issued is no longer entitled to access.
- B. The “swimming pool area” is defined as the swimming pool and surrounding enclosed area, excluding the restricted area utilized for pool equipment.
1. User qualifications for swimming pool area:
 - a. Only Residents, Pass Holders and Guests may use the swimming pool area facilities and must sign a liability waiver each year prior to using the facilities. A Resident or Pass Holder may designate in writing a temporary guardian to accompany minor children.
 - b. Residents and Pass Holders may bring up to four Guests per household per day unless other arrangements have been made in advance through CDD management. Reasonable requests to exceed the maximum number of Guests will be considered provided the request can be safely accommodated.

It is not the intention of these Rules that non-relative Guests use the pool in lieu of paying an annual Pass Holder fee. Non-relative Guests may use the pool no more than ten times in any pool season.
 - c. Guests must be accompanied by a Resident, Pass Holder or the CDD Manager.

- d. Children age 15 and under must be accompanied at all times by a parent, guardian or designated adult.
- e. If for any reason a parent, guardian or designated adult leaves the pool area temporarily, the children must not remain in the pool area.
- f. Children age 16 through 17 must be prepared to provide to CDD management and/or staff an access control device, government-issued photo identification and information as to how to reach immediately their parent(s) or legal guardian(s).
- g. Persons not authorized to use the pool area will be asked to leave. Violations will be considered trespassing.

C. Swimming Pool Area Schedule, Hours and Closings

- 1. The swimming pool area schedule, hours and closings are adopted by the CDD Board of Supervisors in a public, regularly-scheduled meeting and shall be posted on the CDD website and bulletin board located at the lodge.

The pool area will be cleared and locked for 30 minutes after the last visible lightning strike or audible clap of thunder.

D. General Swimming Pool Area Rules

- 1. Use of the swimming pool area at any time is at the user's own risk.
- 2. Conduct at the swimming pool area during designated swim times must be such as to provide the greatest enjoyment for the greatest number of participants. The cooperation of all swimming pool area users is essential and required.
- 3. Everyone must shower before entering the swimming pool.
- 4. All persons who enter the swimming pool area must be authorized as described in this document. Verification of authorization must be provided to the designated CDD staff person upon request. Swimming pool area users shall have with them an access control device and government-issued photo identification at all times to provide verification that they are a Resident, Pass Holder or Guest.

5. Upon entering the swimming pool area, all persons must sign in. Sign-in sheets are used for control and attendance record purposes.
6. Only swim wear is allowed in the swimming pool. No cut-offs or shorts with buckles or rivets are permitted. No footwear of any type may be worn into the pool.
7. No pets except service animals are permitted in the swimming pool area.
8. The CDD, CDD Board, CDD management and staff are not responsible for lost or stolen items.
9. Except for water in non-glass containers, food and drinks are not permitted in the swimming pool area. Alcoholic beverages and coolers are expressly prohibited.
10. Glass is not permitted in the swimming pool area.
11. Smoking, vaping or other tobacco use is prohibited in the swimming pool area.
12. The volume of electronic equipment must be kept low so as not to disturb others.
13. Persons using the swimming pool area must cooperate in keeping the area clean by properly disposing of trash and taking all personal items such as towels and magazines with them when they leave.
14. Children not toilet trained or requiring the use of diapers must wear an approved swimsuit diaper that fits snugly around the waist and legs.
15. Diapers may not be changed in the swimming pool area. Diapers may be changed in the pavilion restrooms.
16. Urinating or defecating in the swimming pool area is not allowed.
17. Diving, running and other hazardous or dangerous conduct is not permitted. Noisy activity that disturbs others is not allowed.

18. The swimming pool area deck shall not be used for tanning or any other activity when the swimming pool area is closed.
19. Personal furniture and equipment, including but not limited to bicycles, wagons and skateboards, are prohibited in the swimming pool area. Baby strollers and wheelchairs are expressly permitted.
20. CDD management and staff are authorized to deny persons access into the swimming pool area when the capacity (108) is reached.

E. Fitness Center

1. Use of the fitness center is at the user's own risk.
2. Equipment must be used in an appropriate and safe manner.
3. Children under the age of 12 are not allowed in the exercise area. There is a play area designated for their use and they must remain in this area while their parent, legal guardian or designated adult is engaged in activity in the exercise room.
4. Children age 12 through 15 must be accompanied at all times by a parent, legal guardian or designated adult.
5. Children age 16 through 17 must be prepared to provide to CDD management an access control device, government-issued photo identification and information as to how to reach immediately their parent(s) or legal guardian(s).
6. The fitness center schedule, hours and closings are adopted by the CDD Board of Supervisors in a public, regularly-scheduled meeting and shall be posted on the CDD website and bulletin board located at the lodge.
7. Food and beverages, except for bottled water, are not permitted around the exercise equipment or while operating any equipment.
8. The CDD, CDD Board and CDD management and staff are not responsible for lost or stolen items in the fitness center. Lockers are available for residents only while they are using the fitness center.

9. The fitness center is only available to Residents, Pass Holders and their Guests. Guests are limited to two per Resident or Pass Holder and must be accompanied by the Resident or Pass Holder.

F. Rosemary White Playground and Gazebo Park

1. Use of the Rosemary White Playground and Gazebo Park is at the user's own risk.
2. Use of the Rosemary White Playground and Gazebo Park is limited to Residents, Pass Holders and Guests accompanied by a Resident or Pass Holder.
3. Use of the park is limited to children 12 and under.
4. All children must be accompanied by a parent or responsible party over the age of 14.

1.07 Policies, Procedures, Charges and Regulations for the Lodge and Pavilion

A. General Rules Regarding Use of the Lodge and/or Pavilion

1. Use of the lodge and pavilion is restricted to Residents of the CDD, their family members living in the CDD, Pass Holders and their families and Guests accompanied by a Resident or Pass Holder. Exceptions to this restriction may be approved by the CDD Board at a regularly-scheduled, public meeting of the Board. The amenities may be rented to non-residents in accordance with Paragraph B.
2. Reservation of these facilities is on a first-come/first-served basis and rentals are limited to individuals 21 years of age or older.
3. Access to the lodge or pavilion is limited to the hours of event rental unless arranged in advance with CDD management.

Pavilion use, which is exclusive during the time period reserved, is generally limited to the hours of sunrise to sunset.

Lodge functions may last no longer than midnight except for New Year's Eve parties and other events which traditionally extend beyond midnight.

B. Rental Fees For the Lodge and Pavilion

1. There will be a \$500 resident damage deposit and \$750 non-resident damage deposit collected at the time the reservation is made for any damages or costs incurred in restoring the facilities to original condition. The refund of the damage deposit shall be reduced by \$50 per hour if general cleaning is necessary. In addition to the Use/Rental Fee, a signed contract will be required with all reservations and the renter shall agree to pay any additional charges if damages exceed the damage deposit, or if clean-up fees exceed those established with the Use/Rental Fee. If a reservation is canceled, a full refund of the damage deposit will be granted. If a reservation is canceled more than 30 days prior to the rental, a full refund of the Use/Rental Fee will be granted. If a reservation is canceled within 30 days but more than 15 days prior to a rental, a 50% refund of the Use/Rental Fee will be granted. No refund of a Use/Rental Fee for a reservation canceled within 15 days of a rental will be granted. In the event that the facility rented is rendered unusable by an Act of God, a full refund of both fees will be made.

2. The Use/Rental fees are as follow:

a. Lodge

Six hours included in fee*

	Resident	Non-Resident
1-25 people	\$200	\$250
26-50 people	\$280	\$350
51-111 people	\$400	\$500

b. Pavilion

Six hours included in fee**

	Resident	Non-Resident
1-50 people	\$80	\$100
51-111 people	\$160	\$200
112-400 people	\$280	\$350

Damage Deposit for All Rentals	\$500	\$750
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* If available and approved, each additional hour shall be \$35.

** If available and approved, each additional hour shall be \$25.

- C. Adjustment of Rates: Not more than once per year, the Board may adjust, by resolution adopted at a duly noticed public meeting, any of the fees set forth in Paragraph B by not more than 5% per year to reflect actual costs of the operation of the amenities, to promote use of the amenities or for any other purpose as determined by the Board to be in the best interests of the District.
- D. Use of the Amenities: The CDD Amenities Policies and Procedures, as amended from time to time, govern the rental of the amenities and renters will be held to use consistent with those policies.
- E. The CDD Board through its management reserves the right to establish rates in extraordinary circumstances which may from time to time arise. Possible circumstances might include, but are not limited to: 1) usage by a group at a reduced rate, 2) rental to an agency which is unable to make a timely damage deposit, and 3) rental during what may be deemed "off hours."
- F. Severability: The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.