



PANTHER TRACE II
COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITY GUIDELINES

(Revised August 2019)

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I. Definitions

“**Access Card**” shall mean that certain card issued and administered by the District that provides access to Amenity Facilities.

“**Adult**” shall mean a person age eighteen (18) or older.

“**Amenity Facility**” or “**Amenity Facilities**” – shall mean the properties and areas owned by the District and intended for recreational use, including, but limited to, the Panther Trace II clubhouse, resort style pool, splash zone, catering kitchen, covered veranda, pool cabanas, tennis/pickleball courts, playground, Tot Lot, and batting cages together with their appurtenant facilities and areas.

“**Amenity Facility Policy**” or “**Policies**” – shall mean all Amenity Facility Policy of Panther Trace II Community Development District, as amended from time to time.

“**Board of Supervisors**” or “**Board**” – shall mean the Board of Supervisors of the Panther Trace II Community Development District.

“**District**” – shall mean the Panther Trace II Community Development District.

“**District Manager**” or “**District Staff**” – shall mean the professional management company, including its employees, staff and agents, contracted by the District to provide management services to the District and/or manage the Amenity Facilities within the District.

“**Family**” shall mean the immediate family members of a Resident, Renter, or Non-Resident User’s living in the same home together.

“**Guest**” shall mean a person lawfully on the premises of the Amenity Facilities as the guest of and accompanied at all times by an Adult Resident, Non-Resident User, or Renter.

“**Non-Resident(s)**” – shall mean any person or persons who are not a Resident(s) of the District who have not paid the Non-Resident User Fee.

“**Non-Resident User**” – shall mean a Non-Resident who has paid the annual Non-Resident User Fee to the District for use of the Amenity Facilities.

“**Non-Resident User Fee**” – shall mean the fee established by the District for a Non-Resident who wishes to use the Amenity Facilities. The amount of the Non-Resident User Fee is set forth herein and is subject to change from time to time.

“**Patron**” or “**Patrons**” – shall include Residents, Non-Resident Users, and/or their Guest(s) using the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

“**Property Owner**” – shall mean the person(s) holding legal title and ownership of a residential detached home within the District.

“Renter” – shall mean any tenant residing in a residential home within the District under a valid rental or lease agreement with the Property Owner that includes the Renter’s use of the Amenity Facilities.

“Resident” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

II. Amenity Facility Hours of Operation and Emergency Contact

Emergency Contact: In the event of an emergency, first call 9-1-1. After contacting 9-1-1, all emergencies and injuries occurring at the Amenity Facilities must be reported to the office of the District Manager at (813) 418-7473.

Amenity Facility Hours of Operation: The District’s Amenity Facilities will be open for Patron use at the following times and dates.*

Clubhouse	Monday – Friday	Call Office Hours
Pool	Monday – Sunday	Dawn – Dusk
Tennis/Pickleball Courts	Monday – Sunday	Dawn – Dusk
Playground	Monday – Sunday	Dawn – Dusk
Batting Cages	Monday – Sunday	Dawn – Dusk

* The District reserves the right to close the Amenity Facilities at the reasonable discretion of District Staff for inclement weather, maintenance, and private rental.

Holiday Hours of Operation: The Amenity Facilities will be closed on the following holidays: Thanksgiving, Christmas, New Year’s Day, and Easter. The Amenity Facilities will close early on Christmas Eve and New Year’s Eve.

III. Enforcement and Amendment of Amenity Facility Policy

The Board, the District Manager, and any designated District staff shall have authority to enforce these Policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interests of the District and its Patrons. A temporary waiver of any Policy by the District Manager shall not constitute a continuous, ongoing waiver of said Policy, and the District Manager shall have the right to enforce all of these polices at any time. The Board may amend this Amenity Facility Policy when necessary, from time to time.

This Amenity Facility Policy was adopted by the Board of Supervisors for the Panther Trace II Community Development District per Resolution 2019-__ on August __, 2019 at a duly noticed public meeting.

IV. Damage to Property or Personal Injury

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

V. Indemnification

Patrons lawfully on the premises of the Amenity Facilities are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District's Amenity Facility Policies. Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

VI. Facility Access Requirements and Non-Resident User Fee

All Residents, Non-Resident Users, Renters, and Family are entitled to use the District Amenity Facilities. Guests are eligible to use the Amenity Facilities so long as they are accompanied at all times by a Resident, Non-Resident User, or Renter.

The Non-Resident User Fee is equal to the operation and maintenance expenditures and debt service assessment of an eighty five foot (85') lot within the District. This amount is subject to change upon the adoption of the annual budget by the Board.

Property owners who have delegated their Amenity Facility privileges to a Renter must provide written authorization, a listing of the Renter and Family (if applicable), a copy of the lease, and turn in their assigned Access Cards to District Staff. Renters will be required to provide proof of residency before they receive Access Cards to the Amenity Facilities. Property owners must turn in their Access Cards to District Staff before Access Cards will be issued to a Renter.

The District and/or District Staff reserves the right to suspend a Patron's use of the Amenity Facilities for failure to follow the policies and procedures, posted rules and regulations, instructions from District Staff, and for failure to pay any amounts owed to the District.

VII. Access Cards

Use of the District's Amenity Facilities is restricted to Residents, Non-Resident Users, Renters and Guests. An Access Card is necessary to gain entry to the Amenity Facilities. Each property owner of a lot within the District is issued one (1) initial Access Card. Replacement Access Cards for lost or damaged cards are available for purchase from District Staff for an additional fee. No more than two (2) Access Cards (issued to Adults only) may be held by any Residential, Non-Resident User, or Renter households at any time. A Patron should not provide their Access Card to any other person to allow them to utilize the Amenity Facilities. If a Patron allows another unauthorized person to use their Access Card, that Patron's Amenity Facility Privileges may be suspended by District Staff.

VIII. Guest Policies

Residents, Non-Resident Users, and Renters may bring up to three (3) Guests to the Amenity Facilities without District Staff approval, or a maximum of five (5) Guests with prior approval of District Staff. Guests must be accompanied by an Adult at all times. Guests will be required to sign a waiver and check in with District Staff prior to utilizing the Amenity Facilities.

IX. Private Rental Usage Guidelines and Request Form

The Private Rental Request Form is used for private rental of specified indoor amenities available for private functions at the Amenity Facilities. Patrons must read, sign or initial, and agree to follow the Private Rental Usage Guidelines before a request will be approved by District Staff.

Meeting and event dates will be subject to Amenity Facility availability. All clubs must be open to any Resident, Non-Resident User, Renter, Family of those persons. Guests may be permitted to attend club functions limited basis with permission from District Staff.

X. General Amenity Facility Use Policies

The following Amenity Facility use policies have been established to ensure the safety and enjoyment of all Patrons and to provide for maintenance of the Amenity Facilities.

1. All Patrons may use the Amenity Facilities if they meet the eligibility requirements.
2. All Patrons must have their assigned Access Card in their possession at all times to enter and use the Amenity Facilities.
3. Guests must be accompanied at all times by an Adult Resident, Non-Resident User, or Renter.
4. Family and Guests under the age of sixteen (16) years old must be accompanied by an Adult when using the Amenity Facilities. Patrons that are under the age of eighteen (18) years old may not bring Guests without an Adult present. To bring a Guest, an Adult Patrons must be present. Additional age requirements may apply as listed in the usage guidelines for specific areas as described below.
5. Patrons are not permitted to “drop off” a non-Adult Guest or a person constituting Family without the appropriate supervision.
6. All Patrons are encouraged to consult with a physician before engaging in physical exercise.
7. Assumption of risk and liability forms must be signed and on file before utilizing the Amenity Facilities.
8. With the exception of the pool and wet areas where bathing suits are required, all Patrons must wear proper attire to use the Amenity Facilities, including but not limited to shirts and shoes. Use of certain Amenity Facilities requires athletic attire, as described below.
9. Bathing suits and wet feet are not allowed indoors, with the exception of the pool restroom area.
10. Food and non-alcoholic drinks are limited to certain designated areas to be determined at the discretion of District Staff.
11. Use of tobacco products, including but not limited to cigarettes, cigars, e-cigarettes, and vaping products is not permitted at any Amenity Facility.
12. Alcoholic beverages are strictly prohibited at all Amenity Facilities.
13. Any Patron that appears to be under the influence of drugs or alcohol will be asked to leave the facility by District Staff.
14. All Patrons shall treat District Staff in a courteous and considerate manner.

XI. Swimming Pool Policies

The following usage guidelines have been established to maintain the facility and to ensure the safety and enjoyment of all residents and members.

1. Lifeguards will not be present at the pool facilities. Persons using the pool facility do so at their own risk. In the event of an emergency, patron(s) and/or District Staff should dial 9-1-1.
2. The number of patrons allowed to the pool facility at any given time shall not exceed the maximum bathing load of 188 persons for the pool as determined by Hillsborough County.
3. **Pool Hours.** The swimming pool facility is open from thirty minutes after dawn and will close thirty minutes prior to dusk, to be determined at the reasonable discretion of District Staff.
4. **Access Card Required.** All patrons must present their access card to District Staff before that patron and their guests (if applicable) may use the pool facility.
5. Patrons under the age of sixteen (16) years old must be accompanied by an Adult at all times.
6. **Guest Policy.** Each Residential or Renter household within the District, or Non-Resident User may bring a maximum of three (3) guests to the pool facility and must have an Adult age eighteen (18) or older present at all times.
7. **Pool Cabana Reservations.** A pool cabana may be reserved for a maximum of twenty (20) patrons, including guests. A list of patrons, including guests, must be provided to the District prior to the reservation. All guests must check in with District Staff prior to entering the pool facility. The patron reserving the cabana is responsible for all cleanup related to the reservation.
8. **Proper Swim Attire and Hygiene.** Bathing suits or other such proper swimming attire must be worn by all persons, including children, while using the pool facilities. Swim diapers and/or rubber briefs must be worn by diaper-wearing children. All patrons must shower before entering the pool.
9. **Prohibited Behavior and Prohibited Items.** No running, diving, roughhousing or "chicken" fighting is allowed. No bicycles, rollerblades or in-line skates, wheeled shoes, skateboards, scooters, boogie boards, skim boards, balls, or any other unapproved toys are permitted.
10. **Pool Toy and Flotation Device Policy.** No flotation devices are allowed in the pool facility except for water wings and swim rings used by small children, or other such flotation devices approved by the United States Coast Guard for the purposes of swimming assistance.
11. **No Smoking Policy.** All District facilities shall be smoke free. No tobacco products shall be used, including but not limited to cigarettes, cigars, e-cigarettes, and vaping products.
12. **Food and Alcohol Policy.** No food or drinks are allowed within ten feet (10') of the pool edges. No alcoholic beverages, glass containers, nor grilling are permitted at any District facility.
13. **Electronic Device Policy.** Patrons desiring to listen to music, watch television, or play games on personal electronic devices must use headphones. No speakers are permitted.

14. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. The use of removable shade covers (i.e. pop up tents etc.) is not permitted.
15. **Closure of the Pool Facility.** District Staff may need to temporarily close the pool from time to time for routine maintenance, or for time period as required by law when a contamination event involving defecation, vomit, or blood-borne pathogens, has occurred. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Parents of the child responsible for the contamination may be assessed a maintenance fee for any clean up or other fees incurred as a result of the contamination.
16. **Lightning Policy.** Patrons must vacate the pool facility at the first sound of thunder. Patrons may return to the pool 30 minutes after the last sight of lightning or sound of thunder observed by District Staff. Failure to vacate when requested District Staff will result in a loss of suspension of pool privileges for a reasonable period of time to be determined by District Staff.
17. No animals are allowed at the pool facility except for service animals.
18. **Lost Personal Property.** Belongings left in the pool facility after dusk shall be placed in the Lost & Found at the District clubhouse for a period of 30 days. If the item(s) are not claimed, they will be discarded. The District shall not be responsible for lost or stolen items at any District facility.
19. **Suspension of Pool Privileges.** Any patron(s) who violate these policies or display or disrespectful behavior may be asked to leave the pool facility by District Staff. All patrons are expected to treat all District Staff and other patrons with respect. Failure to comply with these policies, including failure to abide by instructions of District Staff, will result in the suspension of pool use by offender(s) in accordance with the District. Certain violations may warrant a suspension longer than seven (7) days and shall be determined by the Board of Supervisors in accordance with the District Amenity Guidelines.

XII. Clubhouse Use Policies

1. The clubhouse contains common social areas that are open for the use of Patrons. These areas may have programs scheduled by the District or private events reserved by Patrons during specific times of business operating hours.
2. All areas are open for Patron use unless a District program or event, or a Patron's private rental event is taking place.
3. Private rental events require completion and submission of a rental agreement, a security deposit and a specified rental fee to District Staff.
4. Patrons under the age of 18 must be accompanied by an Adult at all times.
5. Only specified areas are available for private rental events.
6. Profanity is prohibited at the clubhouse and all Amenity Facilities.
7. All Patrons responsible for cleaning up after themselves. Residents, Non-Resident Users, and Renters are also responsible for ensuring their Guests abide by these Amenity Facility policies.
8. Food and beverages may only be consumed by Patrons in designated areas.
9. Proper attire including shirt and shoes is required by all Patrons. No wet feet or clothing, including swimwear, are permitted in the clubhouse.

XIII. Playground and Tot Lot Use Policy

The District provides a Tot Lot and playground area for Patrons to enjoy with their children. Tot Lot equipment for children ages two (2) to five (5) years old and other playground equipment for children ages five (5) to twelve (12) years old.

1. Patrons use the playground and Tot Lot at their own risk.
2. Signage with use guidelines for the playground equipment is posted on or near each playground area.
3. For the safety of all children and adults, only children two (2) through twelve (12) years of age may use the playground equipment.
4. All Patrons are responsible for the behavior of their children.
5. Adult supervision is required for children under age eighteen (18) using the playground. Children must remain in the sight of parents/guardians while using the playground.
6. Proper clothing and footwear is required. No loose clothing, especially with strings, should be worn.
7. The mulch material is necessary for reducing fall impact and for good drainage. Mulch should not be picked up, thrown, or kicked for any reason by any Patron.
8. Prohibited Items. The following items, including but not limited to food, drinks or gum, pets of any kind (with the exception of service animals), sticks, wooden or metal bats, ropes, roller skates, roller blades or skateboards, and hard balls such as baseballs and golf balls are prohibited at the playground area and Tot Lot.
9. Playground equipment is intended for use of all Patrons' children. Patrons and children should take turns and share the equipment.
10. All children are expected to play cooperatively with other children.
11. No Patron should jump off from any high climbing bars or platforms.
12. Improper use of the equipment by Patrons will not be tolerated. Equipment is to be used for its intended or traditional use only, including common and reasonable methods when going up ladders and down slides.
13. Patrons should notify District Staff of any malfunctioning playground equipment and in the event of an injury.
14. All other general Amenity Facility Policies apply.

XIV. Tennis and Pickleball Courts Use Policy

As part of the Amenity Facilities, two (2) tennis courts are available for informal Patron use. Patrons using the tennis courts are expected to follow and abide by these Amenity Facility Policies and the guidelines for proper court use as described below:

1. Patrons may only use the tennis courts during the Hours of Operation (see above).
2. Patrons should only use the tennis courts for their intended use: for tennis matches or pickleball games.
3. Patrons may use the tennis courts on a first come, first serve basis only. There are no reservations of the tennis courts, with the exception of any District-sponsored program or event.
4. If other Patrons are waiting to use the tennis courts, the maximum use time may not exceed one (1) hour.

5. The Tennis courts may be used by Adult Patrons. Patrons that are not Adults must be accompanied by an Adult to use the tennis courts.
6. Patrons should abide by the rules for tennis as established by the United States Tennis Association and if playing pickleball, the rules established by the United States of America Pickleball Association.
7. Patrons must wear proper clothing while using the tennis courts, including but not limited to shirts, tennis shoes, shorts or skirts, or other similar athletic apparel. Hard or black soled shoes are prohibited from being worn while using the tennis courts.
8. Food, gum, alcohol, and tobacco products are prohibited on the tennis courts.
9. Patrons may bring non-alcoholic drinks to the tennis courts in a non-breakable spill-proof container.
10. Patrons should treat one another with respect and courtesy while using the tennis courts. Profanity, fighting and other disruptive behavior will not be tolerated.
11. No furniture is to be brought into the tennis courts.

XV. Batting Cages Use Policy

1. The District's batting cages are for the use of Patrons and a maximum of three (3) guests per Family.
2. As for all Amenity Facilities, Patron use of the batting cages is at their own risk. The District shall not be responsible for any personal injury, accident, property damage, lost or stolen property, or equipment damage at or around the batting cages.
3. Patron use of the batting cages is on a first come, first serve basis and is intended for informal use. If other Patrons are waiting to use the batting cages, Patrons shall be limited to a maximum of thirty (30) minutes at one time, than may wait in line for an additional thirty (30) minute time.
4. To use the batting cages, Patrons that are not Adults must be accompanied by an Adult who must remain present at all times. Adult Patrons will be responsible for the actions and behavior of non-Adult Patrons.
5. Patrons must enter and exit the batting cages from the tennis courts and should make every reasonable effort not to disturb an ongoing tennis match or pickleball game.
6. Only two Patrons shall be permitted in each batting cage at a time (one pitcher and one batter). While inside the batting cage, these Patrons must ensure that the fence gate remains closed.
7. Patrons assuming the role of the pitcher throwing the ball to the batter shall use a protective screen at all times.
8. No private lessons shall be permitted at the batting cages, with the exception of any District-sponsored or licensed activity.
9. No food, drink, alcohol, nor any type of tobacco product shall be permitted at the batting cages. Patrons must clean up the batting cages upon exit, being sure to check for litter and trash prior to leaving the area.

XVI. Forms and Waivers

1. New Resident and Member Information Form and Waiver

An information form is kept on file for all Residents, Non-Resident Users and Renters. This allows District Staff to maintain current information on those Patrons who are eligible to use the Amenity Facilities.

2. Private Event Rental Agreement

Patrons who would like to rent the Clubhouse for a Private Event must execute a Private Event Rental Agreement, pay approved fees and a security deposit, and submit to District Staff prior to the event.

3. Guest Registration

Residents, Non-Resident Users and Renters bringing guests to the Amenity Facilities must bring the Guest to the clubhouse to complete a Guest Registration Form prior to using the Amenity Facilities.

XVII. Suspension of Amenity Facility Privileges Policy

1. Policy Enforcement

- a. District Staff must protect the safety and welfare of all Patrons, so inappropriate, violent, or destructive behavior by any Patron in violation of these Amenity Facility Policies will not be tolerated. All Patrons are responsible for compliance with the Amenity Facility Policies as described in this document at all Amenity Facilities, as applicable. For severe violation(s) or any Patron continuing to violate these Amenity Facility Policies, Patron(s) may have their Amenity Facility privileges suspended and/or revoked. District Staff reserves the right to ask Patrons to leave the Amenity Facilities and to suspend their privileges and/or Access Cards for a reasonable period of time at the discretion of District Staff. If necessary, District Staff may contact the local law enforcement agency and have violators trespassed permanently from any District property, including the Amenity Facilities.
- b. Depending on the severity of the violation, the Patron(s) may be asked to leave the facilities until a suspension is determined by District Staff and/or the Board, if a severe or repeat violation. If a minor is involved in a violation, an Adult parent or guardian will be contacted and a written warning may be issued. Documentation of incidences will be kept on file.
- c. Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

2. Suspension Procedure

- a. **Warnings:** District Staff will notify the Patron(s) of the violation and request that they cease the behavior immediately. If the Patron(s) continue(s) the behavior, the offending Patron(s) will be asked to leave the Amenity Facilities.
- b. **Suspensions:** All suspensions will be treated on a case by case basis. Consequences and decision outcomes will be determined by the management. While suspended the Amenity Facilities, Access Cards for Residents, Non-Resident Users and Renters will be deactivated.
 - i. District Staff may issue a suspension of privileges from District property resulting from Amenity Facility Policy violations for a period of one (1) to sixty (60) days, based upon the severity of the violation.
 - ii. To suspend a Patron's Amenity Facility privileges for a period of time greater than sixty (60) days, District Staff shall notify the Board of the violation(s) at the next meeting of the Board. The Board shall then determine the length of time of the suspension. The Patron facing suspension may appear at the Board meeting to contest the suspension.