



Lodge & Recreational Facilities
Rules & Regulations



Preserve at Wilderness Lake Rules and Regulations

General

The Preserve at Wilderness Lake Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida. The District has adopted these Facility Rules and Regulations for the safety and security of the District and the Residents. The District Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in these Rules and Regulations, and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

Lodge Management has the authority to impose consequences not listed herein that are reasonably fair and consistent with the conduct code. Lodge Management has the authority to make reasonable accommodations for special circumstances.

Definitions

1. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
2. Community Facilities – The Ranger Station, Main Lodge, Activity Center, Fitness Center, Pool and Spa, Pool Deck, Wilderness Lake Dock, and Cormorant Cove Dock.
3. District Management – Agents and representatives of the district management firm hired by the District.
4. Guest(s) – Any person who is accompanying a Resident to the main lodge or the Common Areas; or any individual(s) who purchase a day pass for using the facilities.
5. Lodge Identification Cards – Cards are issued to eligible Residents that meet the requirements contained in these rules and regulations strictly for the use of the individual to access the Community Facilities in accordance with the rules and regulations. The cards will be issued at the lodge and may contain a photo of the individual cardholder. Cards for restricted age groups may be color coded for easy identification by Lodge Staff and may not provide access to restricted areas.



6. Lodge Wrist Bands – Colored bands are required to be worn by all Guests and Residents in the pool area and by all children ages 12-17 while on lodge property.
7. Lodge Staff – Individuals employed by the amenity or district management company to work at the lodge.
8. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.
9. Security Patrol – Individuals employed by the agency contracted by the District to provide security patrol services.
10. Resident – A homeowner or legal tenant living within the District's boundaries; an adult caregiver designated by the homeowner or legal tenant to Lodge Staff – there may be limited access provided for these individuals; a homeowner not residing in the District's boundaries who has retained right of use.
11. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Residents and their Guests, invitees, agents and contractors within the Properties.
12. Suspension – An action which prohibits a Resident or Guest from using Community Facilities for a specific period.



Code of Conduct

Improper conduct, obscenities, verbal or physical threats by Residents or Guests will not be tolerated anywhere in Common Areas or Community Facilities. Actions by any person, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others are not permitted. Residents are responsible for their Guests.

All Residents are expected to conduct themselves properly with due consideration for each other and for fellow Residents and Lodge Staff. Lodge Staff has the authority to discipline any person for misconduct, which in their judgement directly violates the specific Rules and Regulations of the District. If the person(s) refuses to cease misconduct when directed, this will result in a level 3 penalty category.

District, Lodge Staff or Security Officers have the right to ask any person(s) to leave the premises as a result of misconduct. If the person(s) refuses to leave the premises promptly when directed, they will be advised that failure to do so immediately will result in a level 4 penalty category.

At the discretion of the Lodge Staff or Security Patrol dealing with any situation, the assistance of the local law enforcement agency may be sought to maintain order. Security Patrol shall call law enforcement subject to the written policy provided to Preserve of Wilderness Lake security vendors.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Lodge Staff on duty. Residents are discouraged from trying to enforce the rules on their own.

No Resident shall direct, supervise, or in any manner attempt to manage Lodge Staff or vendors hired by District Management.



Lease Procedures and Transfer of Privileges

Any homeowner permitting a tenant to occupy his/her dwelling must notify the Lodge Staff. Names of all Residents that are 12 years or older must be listed on the lease agreement.

Homeowners must transfer their privileges for use of the facilities to their tenants. A tenant may not transfer privileges to another person. Upon transfer of privileges to a tenant the owner no longer has any privileges to use the Common Facilities until such time that the Lodge Staff is notified of termination of transfer and the Lodge Identification Cards for the tenant(s) are returned. In the event a home is sold, the Lodge Identification Card is to be turned in to the Lodge Staff. The card will be deactivated and reissued to the new homeowner.

Use of Community Facilities

1. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to all Residents who are 12 years of age and older.
 - b. Lodge Identification Cards are for use by the cardholder only.
 - c. The Lodge Identification Card is used to access the Community Facilities. Ownership of a Lodge Identification Card does not imply permission, and certain age restrictions apply.
 - d. Residents in guests ages 12-17 must check in with Lodge Staff upon arrival and receive a wrist band.
 - e. When the Lodge Identification Card is used, the name of the Resident and time of entry are registered.
2. Community Facilities are for the use of Residents and Guests. Lodge Staff may ask to inspect proper identification and those persons not showing it will be required to leave.¹
3. Each household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given and must be accompanied by a member adult Resident and must obtain a guest pass from the Lodge. Residents 12-14 years of age may not have guests unless they are accompanied by an adult. Residents 15-17 years of age may have one guest aged 15 years or older.
4. Community Facility day passes are available for purchase from Lodge Staff for published prices which may vary. Day passes entitle holders to all



privileges assigned to Residents.

5. Specific portions of Community Facilities may be reserved and reservations and scheduling shall be made by the Lodge Staff.
6. Clubs and/or activity groups may invite outside vendors or affiliated groups, provided their names are submitted to the Lodge Staff no later than two (2) full weeks prior to the occasion, exceptions to this notice period are at the discretion of the Lodge Staff.
7. Proof of adequate insurance coverage, appropriate license, and execution of an Indemnification Agreement of the district may be required for use of Community Facilities.
8. Fees are charged for renting some portions of the community facilities and for attending certain events.
9. Residents and Guests may use the Community Facilities as follows:
 - a. Lodge Identification Cards are issued to Residents who are at least 12 years of age.
 - b. Lodge Identification Cards are for use by the cardholder only.
 - c. The Lodge Identification Card is used to access the Community Facilities. Ownership of a Lodge Identification Card does not imply permission, and certain age restrictions apply.
 - d. When the Lodge Identification Card is used, the name of the Resident and time of entry are registered.
 - e. Lodge Identification Cards are the responsibility of the Resident. If the card is misplaced, please contact the Lodge Staff immediately so that the card can be deactivated.
 - f. Replacement cards will be issued at a charge.
 - g. Hours for the Community Facilities are posted at the entrance to each facility. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
 - h. When applying for a Lodge Identification Card, State issued identification must be presented (i.e. driver's license, birth certificate, or passport). Each cardholder is required to sign a Lodge Identification Card Agreement.



- i. Micromobility devices, including but not limited to skateboards, bicycles, recreational electronic scooters and similar devices will not be permitted to be operated anywhere on Property. Mopeds, ATVs, and mini-cycles are prohibited from being operated on District property while under engine power. Devices are to be stowed and secured at the Resident's risk at provided bike and device racks.
 - j. Shirts, bottoms and shoes are to be worn in the Community Facilities.¹
 - k. Wet clothing, or bathing suits without appropriate cover-ups are not allowed to be worn in the Community Facilities.¹
 - l. Anyone under the age of 12 must be supervised by an adult while using Community Facilities. Parents assume responsibility for children under 12 using recreational Common Areas. Parents may authorize babysitters to have guest privileges and minor oversight. In order for Management to issue guest passes to babysitters, parents need to contact lodge staff.
 - m. No Fighting⁴
 - n. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on District property.³
 - o. Illegal drugs and paraphernalia are prohibited.⁴
 - p. No parking shall be permitted on the common areas within the district except in designated parking areas. Vehicles parked in any area where parking is not permitted shall be subject to towing at the expense of the vehicle's owner.¹
 - q. Climbing gates, fences, or gaining access to the facilities through non-traditional means is not allowed.¹
10. Furnishings and items may not be removed from any Community Facility or the Common Areas without written consent of the Lodge Staff.²
11. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.¹
12. Anyone damaging or vandalizing community property, Community Facilities or the Common Areas must reimburse the District for all costs associated with its repair or replacement. Adult Residents are responsible



for damages caused by their household members and Guests.¹

13. In accordance with the Florida Clean Air Act, smoking or vaping is prohibited in any building on the Property. Smoking or vaping is also prohibited in the pool area, playground, dock and play courts. There are designated areas established for smoking and vaping outside of these areas.
14. The District, Lodge Staff and District Management have the right to close any Community Facility. Any Community Facility closed by the district shall not be used in any manner until it is reopened.
15. All instructors who are independent contractors must be approved, certified, insured and must have a contractual agreement with the District. The contract must be renewed each year on or before January 1.



Fitness Center

1. The fitness center will be accessible as posted.
2. Equipment must be used in accordance with manufacturers guidelines.
3. Lodge Identification Cards must be readily available to Lodge Staff upon request when using the facility. ¹
4. Residents 12 - 15 years old are permitted to utilize the fitness equipment if accompanied by an adult Resident. ²
5. Children under the age of 12 are not permitted in the fitness equipment area. ²
6. Instructors will not be present in the fitness center. All persons using the fitness equipment do so at their own risk.
7. Proper work out attire must be worn while using the equipment. Shirts, bottoms and appropriate shoes are mandatory. No sandals, flip-flops, bare feet or shoes determined by Lodge Staff as inappropriate are to be used in equipment areas. ¹
8. No animals (except for service animals as defined by Florida Law) are allowed in the fitness center. ¹
9. No glass containers are allowed in the fitness center. ¹
10. Beverages, other than water in sealable containers, are not allowed in the carpeted areas of the fitness center. ¹
11. Anyone inside the building beyond 11:00pm will activate the alarm and hence be charged for the service call. ¹
12. All persons using the fitness room are requested to be considerate to others. Usage is on a first come first serve basis. Use of the treadmills and bikes is limited to 30 minutes while others are waiting.
13. Fitness center equipment shall not be removed from the weight room or placed anywhere else in the Lodge and Common Facilities. ²
14. Each household may bring up to two (2) Guests (unless prior approval for additional Guests is given) for use of the facility and must obtain a guest pass from the Lodge Staff.



15. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed in the fitness room. ¹
16. Some equipment may be equipped with sound to enhance the exercise experience, in these cases, headphones are required and may be obtained at no cost in the Lodge.
17. All persons using the fitness equipment are required to use the provided sanitizing materials for cleaning. Please bring your own towel for personal use in the fitness center. ¹
18. Please wipe down each piece of equipment after use.
19. Cell phone usage is not permitted in the fitness equipment area. Please put cell phone settings on vibrate and take all calls in the lobby. ¹
20. Cameras are not permitted to be used in the gym when other Residents or Guests are present. Please respect the privacy of your neighbors.
21. The fitness center is equipped with security cameras.
22. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property. ³



Swimming Pool Facility

1. The swimming pools and jacuzzi are open from 8:00 am to 30 minutes prior to sunset. ²
2. Lodge Identification Cards must be readily available to staff when using the pool facilities. ¹
3. Lifeguards will not be present at the pool facilities. All persons using the pool and other facilities do so at their own risk.
4. Children under the age of twelve (12) must be accompanied by an adult at all times while using the pool facilities. ² Parent or guardian must be in the jacuzzi area at all times with a child under the age of 12. ² Posted rules must be followed. ² Please consult with a physician regarding use of the jacuzzi by infants, toddlers, pregnant women and those with a medical condition.
5. All persons using the pool facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only) ¹ No thong swimwear is permitted at the facility.
7. No diving, jumping, or flipping is allowed. ²
8. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool, jacuzzi or water features. ¹
9. Rules for the lap lanes shall apply as adopted and amended from time to time.
10. No leisure flotation devices are permitted in the pool, except for swim aids (including but not limited to a swim noodle, life vest or inflatable arm-bands) and water aerobics equipment. ¹
11. No running or rough housing is allowed in the swimming pool facilities. ¹
12. No animals (except for service animals as defined by Florida Law) are allowed in the pool facilities. ¹
13. No glass containers of any kind are allowed in the pool facilities. ¹
14. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed at the pool. ¹



15. Food or drink is not allowed within ten (10) feet of the pool per Florida Statute, with the exception of commercially bottled water for the purpose of hydration. ¹
16. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the pool area. ¹
17. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. ²
18. Items left in the pool facilities after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
19. The pool facilities cannot be rented for parties or other group functions.
20. Any person swimming after the facility is closed may be suspended from the facility for up to one (1) year and is subject to trespassing charges.
21. The swimming pool facilities are equipped with security cameras.



Tennis Court

1. Tennis courts are lighted until 10:00pm, 7 days a week.
2. Residents may access the tennis courts with the use of their Lodge Identification Card. ¹
3. Play is on a first come, first served basis unless an event has been planned using these areas. Only one private reservation may be held at a time.
4. Proper attire is required while on the tennis courts, including proper footwear.
5. Glass containers are prohibited. ¹
6. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are not allowed on the courts. ¹
7. No animals, (except for service animals as defined by Florida Law) are allowed on the tennis courts. ¹

Basketball Court, Soccer Field, & Volleyball Court

1. Glass containers are prohibited.
2. Proper attire is required while on the basketball court.
3. Personal listening devices with headphones are permissible. Portable radios, portable electronic devices without the use of headphones and other speakers are allowed on the courts, subject to staff discretion.
4. No animals, (except for service animals as defined by Florida Law) are allowed on the basketball court, volleyball court, or soccer field.
5. Play is on a first come, first served basis unless an event has been planned using these areas.
6. The Basketball Court, Volleyball Court, and Soccer Field are considered Common Areas and closes when the last Common Facility closes.



Wilderness Lake

1. Use of any available canoes, kayaks and john boats is on a first come, first served basis unless an event has been planned using the equipment.
2. A water safety flotation device is mandatory for all boat users. ¹
3. All persons using the boat equipment must obey the capacity requirements posted. ¹
4. Lifeguards will not be present at the lake. All persons using the boats on the lake do so at their own risk.
5. Glass containers are not allowed on the community docks or the lake area. ²
6. Anyone under the age of eighteen (18) must be supervised by an adult at all times while using the boat equipment. ²
7. Anyone under the age of twelve (12) must be supervised by an adult at all times when at the lake or on the dock. ²
8. All boating equipment is available during Lodge Hours.
9. Diving, swimming, running, jumping and/or flipping off of the community docks or Lodge property is not allowed. ²
10. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one week. If the item(s) are not claimed, the item(s) will be discarded.
11. A strict catch and release policy is in effect. No casting nets are permitted in any district lakes. ¹



Activities Center

Activities Center – located between the Nature Center and the main lodge. This building is used for community and private events.

1. The Activities Center will be open during business hours.
2. At times, the Activities Center will be closed for a private event.
3. Notification will be posted in advance of all reservations.
4. The Activities Center is equipped with security cameras.
5. Use of games and equipment is on a first come, first served basis unless an event has been planned.
6. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property.³

Wilderness Lodge

The Business Center is located in the main Lodge and consists of two computer stations, with access to the copier and fax machine.

1. The Business Center will be open during Lodge business hours.
2. Food and drinks are not permitted within 5 feet of the computer equipment or the desk that the equipment is located upon.²
3. Cell phone use, loud talking and similar activities which may be disruptive to the quiet enjoyment of other users shall be prohibited.¹
4. The Business Center is designed for Residents to create documents, access the internet, send e-mails, print and copy.
5. Printing fees are posted in the Business Center.
6. Users should log-off when finished using the Business Center
7. Users should leave computers on unless otherwise directed by Lodge Staff.
8. Parental controls and security restrictions have been applied to all computers.
9. The Lodge area is equipped with security cameras.



10. The Lodge Wi-Fi password can be obtained from Lodge Staff.
11. All animals must be on a leash at all times.
12. Animals are not permitted on indoor furniture.
13. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property.³



Nature Center

Nature Center– includes the building housing the animals, the Wilderness Theater and the attached screened room referred to as the Nature Center Classroom.

1. The Nature Center will be open during posted hours.
2. The Nature Center display area is designed to be self-educating and interactive.
3. The Nature Center areas and theater are equipped with security cameras.
4. Wilderness Theater is open to all ages with a library of movies to select from and/or access to television channels. Children under the age of twelve (12) must be supervised by an adult. ¹ Lodge Staff will do periodic inspections of the theater throughout the day, and remotely observe theater guests – to include times that movies may be playing.
5. Theater equipment can only be operated by Lodge Staff.
6. Inappropriate behavior including boisterous activity, opening the emergency exit or excessive physical contact is grounds for immediate removal from the lodge property. ³
7. The screened classroom is designed for outdoor projects, arts & crafts and special nature programs.
8. Animals can only be handled when a staff member is present. ²
9. Children under twelve (12) years of age must be supervised by an adult and Lodge Staff must be present while handling the animals. ²
10. The Nature Center is not available for rent or private parties. Only the Nature Center classroom can be rented.



Neighborhood Park Rules

1. The tree house play structures and all play structures in the neighborhood parks are designed for children under the age of twelve (12). Children over the age of twelve (12) who are using structures must do so properly without disrupting the play of fellow Residents. ¹
2. No glass containers are allowed in area. ¹
3. Report violators, damaged equipment and unsafe conditions to the Lodge Staff.

Violation of Rules and Regulations Enforcement Procedures

1. A citation for violation of the Rules and Regulations is issued as follows:
 - a. By any Lodge Staff who witnessed the violation.
 - b. A Resident may report an alleged violation to Lodge.
2. Warnings
 - a. Warnings issued will specify the Rule or Regulation violated and are considered in-effect for thirty (30) days. Penalties shall be levied in accordance with the Penalty Guidelines.
 - b. A copy of the warning and any supporting documentation will be filed in the Lodge office.



Penalty Guidelines

In all cases if the offender is under twelve (12), the parent/guardian will be called immediately if not present. If the offender's age is between 12 and 17 a copy of the written warning and or suspension notice will be emailed to parent/guardian using the email address provided on the Resident intake form, and the parent/guardian may also be subject to the penalty. The Pasco County Sheriff's office may be contacted and a full report provided if a law is broken.

1. Category 1 and 2 penalties may be upgraded to the maximum of the next level(s) if a Warning is ignored or a person displays blatant disregard for following the Rules, in general.
2. All Penalties assigned to categories 1 and 2 will be automatically upgraded to category 3 if the violator has caused damages to any District or Resident's property. In all cases of violations resulting in damages to the District, the penalty shall be in addition to reimbursement of the cost associated with the property damage. Other financial impacts may be added to penalties where applicable.

All suspension of privileges and decisions made by the staff will allow for the violator to protest the suspension at a regular District meeting and appeal the decisions of the staff.

Penalty Chart

Category	First Offense	Second Offense	Additional Offenses
Category 1 Annotated throughout Document with ¹	Warning	Up to 1 Week Suspension (staff discretion)	Up to 2 Weeks Suspension (staff discretion)
Category 2 Annotated throughout Document with ²	Warning	Up to 2 Weeks Suspension (staff discretion)	Up to 1 Month Suspension (staff discretion)
Category 3 Annotated throughout Document with ³	Up to 1 Week Suspension (staff discretion)	Up to 1 Month Suspension (staff discretion)	Up to 2 Months Suspension (staff discretion)
Category 4 Annotated throughout Document with ⁴	Up to 1 Month Suspension (staff discretion)	Up to 2 Months Suspension (staff discretion)	Up to 3 Months Suspension (staff discretion)