



**Recreational Facilities  
Rules & Regulations**

**Recreational Facilities  
Rules & Regulations**

**Table of Contents**

General ..... 3

Definitions ..... 3

Conduct Code ..... 4

Transfer of Privileges ..... 5

Use of Community Facilities ..... 6

Community Facility Reservation Policies..... 8

Community Ponds..... 8

Dog Park Rules ..... 8

Playground Rules ..... 9

Swimming Pool Facility ..... 10

Violation of Rules and Regulations ..... 11



## **Recreational Facilities Rules & Regulations**

### **General**

The Hawkstone Community Development District (the “**District**”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The 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 the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “**Fobs**”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations. The Amenity Access Cards or Fobs will be issued during closing by a District representative.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$950.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Hawkstone Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.
8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community

Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.

9. Member – A Resident, Annual Passholder or Tenant.
10. Pool Cabana – Covered area near the pool.
11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
12. Recreational Facilities – Includes the swimming pool facilities, picnic areas, playground, restrooms, and dog park.
13. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
14. Resident – An individual living within the District’s boundaries.
15. 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 Members and their Guests, invitees, agents and contractors within the Properties.
16. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Unlawful activities, improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, Guests and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.

The District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A

copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff and fellow Members and their Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or a Guest. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Transfer of Privileges**

Any homeowner permitting a Tenant to occupy his/her dwelling must notify the District Manager. Homeowners may transfer their privileges for use of the Community Facilities to their Tenants by completing the Assignment of Use Form. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

### **Use of Community Facilities**

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Recreational Facilities as follows:

- a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
- b. The Amenity Access Card or Fob is used to access the swimming pool facility, dog park, and playground.
- c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
- d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
- e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
- f. The Community Facilities are open during daylight hours. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
- h. Skateboarding or use of similar equipment will not be permitted anywhere on the Community Facilities.
- i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.
- j. Proper disposal of personal trash is required.
- k. Profanity and bullying will not be tolerated.
- l. No vandalizing of Community Facilities.
- m. Anyone under the age of fourteen (14) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at all other Recreational Facilities.
- n. Diving or flips from the deck into the swimming pool will not be allowed.
- o. No fighting.

- p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Community Facilities.
  - q. Members or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.
  - r. Illegal drugs and paraphernalia are prohibited.
  - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area and playground. With the exception of the Dog Park, all pets must be on a leash when on any Common Areas.
  - t. Community Facilities shall be used only for the purpose for which they are designed.
  - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
  5. Nothing is to be stored or accumulated on the Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
  6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, Guests and invitees.
  7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
  8. The District has 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.
  9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
  10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.



## **Community Facility Reservation Policies**

Private reservations of recreational facilities are prohibited, except as provided in the attached Pool Cabana Usage Agreement in **Exhibit “A”**.

### **Community Ponds**

1. Swimming is not permitted in any of the ponds within the District.
2. The operation of motorized watercraft upon the ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in the ponds is prohibited.

### **Dog Park Rules (the “Dog Park”)**

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, those dogs may not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per dog handler.
7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
14. Dog handlers must fill in any holes made by their pets.

15. Dogs may not be brushed or groomed inside the Dog Park. The Dog Park is for play time.
16. The Dog Park is a “No Smoking” area.

### **Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.
7. Report violators, damaged equipment and unsafe conditions to the District Manager.
8. In the event of an emergency call 911 and then inform the District Manager.

### **Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open half an hour after sunrise to half an hour before Sunset
2. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of fourteen (14) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming material and attire (bathing suits must be worn while using the Pool Facilities).
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. 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.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities.
12. No bikes, roller skates/blades or scooters in pool area.
13. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
14. Alcohol is prohibited at the Pool Facilities.
15. No glass containers of any kind are allowed in the Pool Facilities.
16. Radios and/or “boom boxes” may not be played at the pool. Portable electronic devices are allowed if headphones are used.
17. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
18. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

19. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
20. Call 911 in the event of an emergency.
21. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Rules and Regulations**

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Community Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;
  - c. Failing to pay amounts owed to the District in a proper and timely manner;
  - d. Failing to abide by any District Rule or Regulations;
  - e. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
  - g. Damaging or destroying District property; or
  - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.

3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
  
4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT  
POOL CABANA USAGE AGREEMENT  
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. The Hawkstone Community Development District (the “**District**”) is the owner of the cabana area and related facilities (the “**Facilities**”), located within the Hawkstone community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Pool Cabana as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a rental fee of \$25.00 for rentals up to six (6) hours or \$50.00 for rentals over six (6) hours) plus a refundable security deposit in the amount of \$100.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT**

3. The undersigned, \_\_\_\_\_, (the Applicant), has applied to the District to use the Pool Cabana as follows:

Applicant Address: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Phone: \_\_\_\_\_

Time of Event (ALL Events shall end a half hour before sunset): \_\_\_\_\_

Maximum Number of Attendees (NOT TO EXCEED 25): \_\_\_\_\_

4. The District has consented to the above use by the Applicant, its agents, employees and invitees.
5. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, and its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.
9. In the event an action is instituted to construe, interpret or enforce any of the provisions of this Agreement, or to declare the rights of a party hereunder or the successor or assignee of a party hereunder, the party prevailing in such action shall be entitled to recover from the other party thereto, as part of the judgment, reasonable attorney fees and paralegal assistant fees and costs, whether incurred before, during, or at trial, on appeal, or in any mediation, arbitration or administrative proceeding. This Agreement shall be governed by Florida law with venue in Hillsborough County, Florida.

Applicant

Hawkstone

Community Development District

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**\* Non-Sufficient Funds (NSF) Policy:**

**In the event that a check is sent back to the Hawkstone Community Development District for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.**

**HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT  
CHECK PAYMENT FORM**

*This form must be completed by **each person** issuing a check to the Hawkstone Community Development District as payment for pool cabana rentals, keys or any other products/services. A valid ID must be obtained for each occurrence.*

**DATE:** \_\_\_/\_\_\_/\_\_\_

**NAME OF ISSUER:**

**ADDRESS:**

**PHONE:**

**AMOUNT OF CHECK: \$**

**REASON FOR CHECK:**

**Non-Sufficient Funds (NSF) Policy:**

**In the event that a check is sent back to the Hawkstone Community Development District for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.**