



Rizzetta & Company

Waterset Central Community Development District

**Board of Supervisors'
Workshop
February 4, 2026**

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

www.watersetcentralcdd.org

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Waterset Club, 7281 Paradiso Drive, Apollo Beach, Florida 33572

| | | |
|--------------------------------------|---|--|
| District Board of Supervisors | Deneen Klenke Brandon Bentley Thomas McNutt Curtis Thornton Kelly Setta | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Stephanie DeLuna | Rizzetta & Company, Inc. |
| District Counsel | Erin McCormick | Erin McCormick Law, PA |
| District Engineer | Stephen Brletic | BDI Engineering |

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745 • RIVERVIEW, FL 33578**

**Board of Supervisors
Waterset Central Community
Development District**

January 27, 2026

WORKSHOP AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of the Waterset Central Community Development District will be held on **Wednesday, February 4, 2026, at 5:30 p.m.** at **The Waterset Club** located at **7281 Paradiso Dr, Apollo Beach, Florida 33572**.

- 1. CALL TO ORDER**
- 2. BUSINESS ITEMS**
 - A. CDD Information for Resident Boards/New Board Members.....Tab 1**
 - B. Amenity Policies.....Tab 2**
 - C. Towing Policies.....Tab 3**
- 3. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Stephanie DeLuna

Stephanie DeLuna
District Manager

Tab 1



Waterset Central CDD Workshop:

Information for Resident Board and New Supervisors

Community Development Districts (“CDDs”) – authorized by and established by Chapter 190, *Florida Statutes* (the “Enabling Act” for a CDD). The Charter for all CDDs in the State of Florida is set forth in Chapter 190

A CDD is independent special district. The Waterset CDD was created by the adoption of an Ordinance by the Hillsborough County Board of County Commissioners in 2017.

The 5 Member Board of Supervisors is the governing body for the CDD, and each Supervisor of Waterset Central, going forward, must be a *qualified elector*. Each Supervisor serves a 4 year term. Elections will occur every 2 years, in connection with the General Election cycle.

Qualified Electors must be 18 years old, a US citizen, a legal resident of Florida, a resident of the Waterset Central CDD, and registered to vote with the Hillsborough County Supervisor of Elections.

What are some of the primary functions of a CDD?

- Initially, the CDD is used to finance and construct some of the improvements and amenities within the community
- The CDD may issue tax-exempt bonds to finance the costs of public infrastructure. In the case of Waterset Central, the CDD issued Special Assessment Bonds in 2018, and principal payments on these Bonds will be paid between Nov. 2020 – Nov. 2049.



The CDD operates and maintains public improvements within the Community. Within Waterset Central, the CDD owns, operates and maintains the amenity facilities at the Waterset Club and Waterline Station.



It also owns numerous parks, open spaces and common areas throughout the community.



The CDD owns and maintains the stormwater ponds throughout the community. The ponds are subject to permits that have been issued by the Southwest Florida Water Management District, and the CDD has the responsibility to maintain these ponds pursuant to the permits.



The CDD does not own the roadways within the Community. These are owned by Hillsborough County.



The CDD is responsible for the landscape maintenance of parks, open spaces, and common areas throughout the community. It is also responsible for maintaining the irrigation system.

- The CDD levies assessments on the lands within the CDD that are benefitted by the improvements. These assessments are certified to the Hillsborough County Tax Collector by the District, and they are included in the tax bills which are collected by the Tax Collector, then the Tax Collector remits these assessments to the District. There are two types of assessments that are levied:
 - q Debt assessments that were levied at the time that the bonds were issued to finance the improvements. The amount of debt assessments is fixed and does not vary by year.
 - q Operations and maintenance assessments which the District uses to operate the District and maintain the improvements. These O&M Assessments are determined and levied by the Board each year as part of its budget process.
- The District collects the revenues remitted by the Tax Collector, and it pays the operating expenses of the District.

Examples of Powers of a CDD authorized by Chapter 190, *Florida Statutes*

- Construction, operation and maintenance of public improvements
- Issuance of bonds to finance improvements
- Levy and collection of special assessments for debt service on the bonds issued to finance improvements
- Adoption of an Annual Budget
- Levy and collection of operating and maintenance assessments to operate and maintain the District and its improvements
- Contracting for services of the District (ex. Landscape Maintenance, Aquatic Maintenance, Pool Maintenance and Repairs, etc.)
- Providing security and recreational services
- Retaining professional staff, including a District Manager, District Counsel and District Engineer
- Adopting Rules and Policies governing the District improvements and amenities, and to adopt fees for the use of District improvements and/or facilities
- Entering into agreements with Hillsborough County, and other third parties to accomplish other powers granted to the CDD

Under Chapter 190, CDDs are specifically PROHIBITED from undertaking the following:

- Zoning, development and permitting powers
- Providing police services
- Exercising any other police powers such as the enforcement of Hillsborough County Codes, the enforcement of traffic regulations, and the enforcement of trespass and nuisance laws

Other Powers are Specifically Held by the Community Association pursuant to the Declaration of Covenants, Conditions and Restrictions, and CANNOT be addressed by the District:

- Deed Restrictions
- Community Architectural Controls
- Homeowners Lots, driveways and lawns (unless there is an Easement that grants the CDD some rights)

Because the CDD is a governmental entity, it is subject to certain requirements and enjoys certain benefits, including the following:

CDDs are subject to Government in the Sunshine Laws

CDDs are subject to the Public Records Laws

CDDs must comply with various reporting and disclosure requirements

CDDs must comply with statutory competitive bidding requirements for construction and maintenance projects, when the cost of the project exceeds statutorily established thresholds

CDDs must comply with the Consultants Competitive Negotiation Act which procuring certain professional services, including engineering, surveying, architecture and landscape architecture

CDDs enjoy sovereign immunity, similar to other governmental entities

CDDs are exempt from State sales tax which purchasing goods and supplies

Two or more Board members my not communicate or discuss any matter which is foreseeably anticipated to come before the Board of Supervisors outside of a publicly noticed meeting or workshop.*

Necessary to comply with Sunshine laws:

- § The Meeting or workshop must be publicly noticed by the District Manager. Florida law requires that CDDs must provide seven (7) days notice, except in emergency situations. In addition, the Agenda should be published seven (7) days in advance of the meeting
- § The Meeting or Workshop must be open to the public, except in the case of discussions of pending litigation, in which case District Counsel will advise regarding the procedures to be followed for conducting a “Shade” meeting.
- § Minutes of the Meeting or Workshop must be taken.

* The “Government in the Sunshine” Law is set forth in Art. 1, s. 24 of the Florida Constitution and Chapter 286, *Florida Statutes*

Government in the Sunshine Law

Important Considerations:

- Sunshine laws apply to ALL communications, not just in-person meetings. Supervisors may not communicate via phone calls, text messages, emails or via social media.
- Supervisors may not communicate with each other through a third party, such as CDD Staff or neighbors.
- Supervisors are not prohibited from communicating directly with CDD Staff outside of a publicly noticed meeting or workshop
- The meetings must be open to the public, but a means for electronic or phone attendance by the public is not required.
- In order for the Board to take action at a meeting, a quorum of Supervisors (at least 3) must be physically present. It is permissible for additional Supervisors to attend via phone or electronic means.
- All Supervisors in attendance must vote, and secret voting is not permitted.

Potential Penalties for Violations of Government in the Sunshine Laws

- Civil fines up to \$500.00
- Criminal Penalties, including a 2nd degree misdemeanor with sixty (60) days imprisonment and a fine of up to \$500
- Civil lawsuits, including the payment of Plaintiff's attorney fees.
- Removal of Supervisor from office.

Florida Public Records Law – Chapter 119, *Florida Statutes*

Substantially all PUBLIC RECORDS must be preserved and produced when requested by a third party

The Public Record requirements apply to all types of written records (i.e. notes, Agenda packages, letters, emails, texts, electronic records, etc)

Chapter 119 has a significant number of exceptions, but for Board members, it is best to assume all records are subject to requests to provide copies, and to seek guidance from District Counsel if there are questions about whether an exemption may apply.

Requests for public records are handled by the District Manager. The District Manager will reach out to individual Board members when needed to address a document request. If a Board member received a request for public records, that request should be forwarded to the District Manager

The District's Rules of Procedures include requirements addressing the handling of public records requests, copy charges, etc.

Best practices for Board members are to use a separate email address for all District business, and to avoid texting regarding District matters.

Code of Ethics for Public Officers and Employees, Sections 112.311 – 112.3261, *Florida Statutes*

- *Intent: “It is essential to the proper conduct and operation of government that public officials be independent and impartial and that public office not be sued for private gain other than the remuneration provide by law. The public interest, therefore, requires that the law protect against any conflict of interest and establish standards for the conduct of elected officials and government employees in situations where conflicts may exist.”*
- This Code of Ethics applies to CDD Supervisors (as well as City and County, and State officers)
- Important provisions
 - No solicitation or acceptance of gifts or other remuneration
 - No doing business with the District. This applies to spouses and children of the Supervisor as well
 - No misuse of public position
- ALWAYS ask District Counsel if you have any questions.

THANK YOU

ERIN MCCORMICK, ESQ

ERIN MCCORMICK LAW, PA

TEL: (813) 579-2653

EMAIL: ERIN@EMCCORMICKLAW.COM



Rizzetta District Supervisor Orientation

2024



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Congratulations!

You Got Elected!



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Orientation Objectives

- Understand Florida ***Community Development Districts*** (CDD)
- Understand ***Your Role*** as a member of the Board of Supervisors for your CDD
- Understand ***the Role of Others*** on the Board and in service to the Board
- Understand ***the Finances*** of the District
- Know where to go for reference



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What is a Community Development District?

- Created as a ***Financing Vehicle*** for the Developer to create your Community
 - Materials purchased tax free (used to construct hardscape, roads, sewer, landscape, pond systems, and anything else needed for the community)
 - Can be used for District improvement projects such as splash pad installation or other amenity enhancements
 - **Tax free municipal bonds sold for financing**
 - Non-Ad Valorem assessments to fund continuing operations and Bond Repayment
 - Financial burden relegated ONLY to those that benefit, not the general public
- A ***Public Entity*** governed by Elected (Resident) Board Members
 - Allowing Residents to control the aesthetics of their community
 - Must operate “in the Sunshine” per State Statues

Cost Effective Development



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What is a Community Development District?

- A local unit of ***Special Purpose Government*** that establishes and maintains its own Budget.
- **Can** enter into and enforce Contracts for Services
 - Contracts for values greater than \$195,000 must utilize a competitive bidding process per FS 190.033 (1)
- **Can** deed assets to other public entities
 - Such as deeding roadways to the city or county relieving the District of road maintenance
- **Governed by *Florida Statute 190***
 - Cannot Regulate land use or establish Zoning
 - Cannot issue building permits
 - Cannot provide Police Services
 - Cannot Enforce Deed Restriction or Code compliance



Basically a “micro city”



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Community Development District General Operations

- All Community Development Districts **MUST employ a District Manager** (FS 190.007 Board of supervisors; general duties. (1))
- All CDD **meetings** must be organized **and held per Sunshine Law**
- All CDD **records are public information** and available for inspection
 - *Meeting minutes, resolutions, proceedings, certificates, bond records as well as any and all corporate acts shall be open to inspection*
- CDD financial reports are subject to an annual audit (Due by June 30th of each year)
- All CDD's **must maintain a website** which contact specific content per Florida Statutes and must be ADA compliant



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Community Development District General Operations

CDD Board shall consist of 5 members (Supervisors) who hold office for either 2 or 4 years (FS 190.006 (1))

CDD's must establish and administer internal accounting controls

Must Disclose to first residents the existence of the CDD and the amount of annual debt service and O & M (Operations and Maintenance) assessments for their potential property

- Must file Form 1's (Financial Disclosure) by July 1st each year with the State of Florida
- Having majority of Board Members constitutes a quorum for the purposes of conducting District Business
- Board shall elect **Chairperson who shall serve at the discretion of the rest of the Board**
- **All Supervisors have equal voting weight.** One person, one vote for all District matters
- Done by District Management company
- Audited Annually by Independent Auditor

- As they will appear on their annual property tax bill



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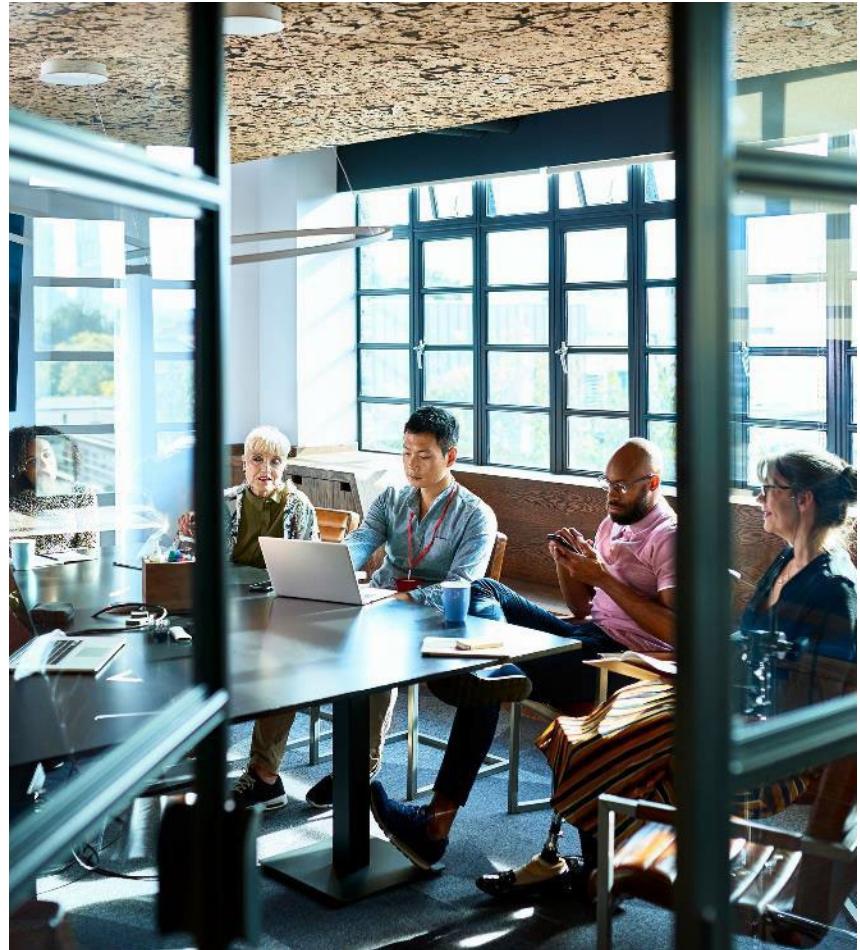
Fundamentally Your Role



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Governing District Activities

- As a District Board member, the preponderance of your time will be spent at Board meetings. These meetings are formal, tightly regulated, and **the only opportunity to effect change in the daily operations of the District.**
- For the Board's assistance, there are generally 3 other support staff regularly in attendance: **District Manager, District Counsel and District Engineer**, each role critical to the success of the District.

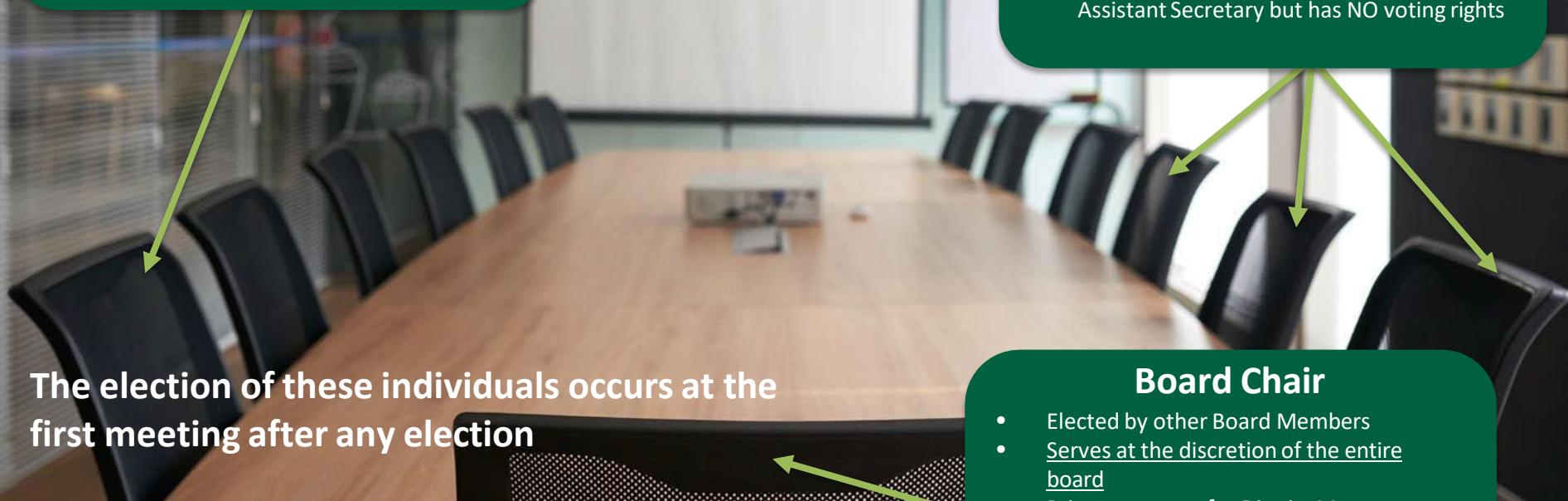


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Board Composition

Vice Chair

- Serves all duties of Board Chair in their absence
- Elected by other Board Members
- Serves at the discretion of the entire Board
- Researches, provides opinion and votes on all matters presented at meeting



The election of these individuals occurs at the first meeting after any election

Assistant Secretary

- Researches and provides opinion on all matters presented at meeting
- Votes on all matters including the selection or removal of Chair and Vice Chair
- District Management can also serve as Assistant Secretary but has NO voting rights

Board Chair

- Elected by other Board Members
- Serves at the discretion of the entire board
- Primary contact for District Manager
- Executes Contracts per Board Direction
- Prioritizes and sets meeting agendas
- Researches, provides opinion and votes on all matters presented at meeting



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Board of Supervisors Role



*The Board serves as the governing body of the CDD and **sets public policies that are implemented by staff**. Based upon Board consideration, Supervisors may receive compensation up to \$4,800 per year and possible reimbursement for their participation in Board activities.*



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Governing Activities

- **Attend** Scheduled Board Meetings
- Thoroughly **Review Agenda** and attachments prior to meeting
 - Agenda contains all material that can be discussed at the scheduled meeting
- **Adhere to Sunshine Law**
 - *Meetings of two or more Supervisors must be publicly announced*
- **Adhere to Florida's Code of Ethics**
- **Adhere to Florida's Public Records Laws**
- **Voice your Opinion**, but know when to concede
 - **Vote** based on YOUR knowledge and experience
- Act with Fiscal Prudence
 - Understand District Financial Package
 - Participate in Annual Budgeting process
 - Know when District money is being spent
 - District Counsel generally bills by the hour – calls to them are not free
 - Extended meetings generally incur additional hourly fees
- Allow District Staff to conduct day to day business



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Legally and Ethically represent your constituents

As a Public Official, you (or member of your family) **CAN NOT**

- **Accept or solicit anything** of value from anyone or any entity for your vote or that you should reasonably know would influence your vote
 - Vote can't be bought
- **Accept or solicit anything** of value (including services) from CDD Vendors
 - Favors = Trouble
- **Disclose or use information** not available to the public and obtained by reason of their public position, for your personal benefit or the benefit of others
- Corruptly use or attempt to **use your position** or the resources thereof to obtain special privilege for yourself or others
- Abuse your position to **obtain a disproportionate benefit** for yourself, your family or a business for which are you affiliated or have any ownership therein
- Personally or anyone in your family do business (either directly or through an employer) with or be employed by the CDD
- Vote on an item where you, your family, employer or **business may receive a benefit from such a vote.**
 - Must announce voting conflict and file **Form 8B disclosure with District Manager within 15 days of the vote**
 - Does not apply to a landowner-elected Board



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Email as a Public Record

- Emails are public records in some circumstances
 - Must Perpetuate, Communicate or Formalize Knowledge related to the CDD.
- *“We conclude that ‘personal’ emails are not ‘made or received pursuant to law or ordinance or in connection with the transaction of official business’ and, therefore, do not fall within the definition of public records”* *State v. City of Clearwater, 863 So. 2d 149 (Fla. 2003)*



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Public Record Definition

Social Media as a Public Record

- Use of Social Media by a Board Supervisor in an official capacity is **Strongly Discouraged**
 - Social Media communications must be for municipal, not private purposes
 - Cannot be used by Board Supervisors to circumvent Sunshine criteria
 - Cannot initiate or perpetuate an exchange or discussion of matters that foreseeably will come before the Board for official action
 - Cannot act as a liaison for the exchange of information between Board members outside Noticed Meetings
- ***Content*** of Page or Posts **determines if it is a Public Record**
 - “made or received in connection of the transaction of official business or behalf of the CDD”



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Meeting Decorum



- Listen to opposing views and comments
 - Open minds make the best decisions
- **Focus on issues, not personalities or relationships**
- Avoid questioning motives
- Address remarks through the Chair
 - Raise hand to be recognized
- **Be Polite**
- Adhere to Parliamentary Procedures
 - Unless superseded by District adopted rules of procedure



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Primary District Staff



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Professionals in Community Management

District Manager

Primary Administrative Contact

- Oversees the Day-to-Day operations of the District
 - **Executes Board directives**
- **Contracts Administration**
 - Ensures all Contractors are properly licensed, insured and in compliance with all laws (E-Verify, EEOC, IRS)
 - Compiles Proposals upon Board Directive to replace vendors
- District **Accounting**
 - Pays invoices upon Board Approval
 - Maintains Bank Accounts (Fund Accounting)
 - Prepares and presents monthly financial statements
 - Statements prepared per Government Accounting Standards (GASB)
 - Coordinates with Auditor (Annually) and files report with Florida Department of Economic Opportunity (overseer of Community Development Districts)
 - **Transfers funds to Trustee for Bond Installment payments**
 - Asset and Investment Tracking
 - Capital Program Administration (for major construction projects in the District)
- **Public Records** Librarian
 - **Maintains all District Documents** per Florida's General Records Schedule GS1-SL
 - Responds to ALL Public records requests
 - Administers District Web Site



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District Manager

Primary Administrative Contact

- **Tax Assessment** Administration
 - Prepares and transmits annual Tax Roll
 - Includes Debt Assessment as well as Operations and Maintenance costs per lot
 - Working with local taxing authorities, collects all funds due District from lot owners
 - Prepares and collects all off-roll funds from property owners (may be non-residents or developers) as needed
- Issues Estoppels
 - **Maintain District Lien Book** detailing lot ownership and debt obligations
- Prepares Annual District Budget
 - Coordination between Accounting, Finance, and District Manager
 - Presented to Board for consideration, discussion and approval
- Bond Administration
 - Works with Trustee to ensure all funds/accounts are sufficient for biannual Bond Payments
 - Monitor and maintain Debt balance overall and by platted lot
- Public contact for the District
 - Receives all communication directed to District



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District Manager

Primary Administrative Contact

- **Orchestrate Board Meetings**
 - Publish annual schedule of meetings
 - **Post on District Website**
 - Working with Chairperson, create and distribute meeting agenda
 - **Chairperson dictates the meeting content and schedule**
 - Agenda is a comprehensive document generally quite voluminous
 - Publicly notice individual meetings per State statutes
 - **Transcribe meeting minutes**, resolutions and directives
 - File as Public Records
 - Inventory ALL resolutions since District creation
 - **At Direction of the Board**, **Preside Board meeting**
 - Keep meeting efficient and productive
 - Lead discussion items and keep meeting in order of Agenda



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District Counsel



- Drafts contracts, resolutions and policies for the District
- Represents District's Interests in all litigation matters
- *Advises on all Contractual Engagements*
- Point of contact when District seeks alternative District Management company
- Bills the District on an hourly basis
- Ensures resolutions, Directives and activities of Board members **are in compliance with State Law**



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District Engineer

- Primary consultant to advise on the operation and maintenance of the **District owned** hardscapes (including sidewalks), structures (walls, Amenity Centers, pools, playgrounds, fences), wastewater management systems (ponds and pond banks), and all erosion control systems (graded land or pavement)
 - Aquatics experts may still be needed for pond maintenance
 - Landscaping maintenance may require licensed **Landscape Architects** or **Horticulturists**
- Can perform as Project Managers for limited infrastructure projects in the District



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Preservation of District Assets

Assets are maintained by Contractors

- District Management responsible for contract and performance management of all contractors
 - Landscaping is generally the most significant contract
- District Counsel responsible for the creation of District contracts

Adequately Funded Reserve Fund (as may be required)

- Some (costly) assets will need to be replaced depending on expected life
 - Roofing, paving, hardscapes, and other surfaces
- Reserve studies (fiscal analysis to ensure sufficient funds exist for expected renovations) need to be conducted regularly

Deed select assets to appropriate entities

- Streets, water and sewer systems are commonly conveyed to the county or city
- **Relieving the District of Assets DOES NOT relieve or reduce the District of Bond obligations**



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District Debt Obligations

- **Bond Repayment**
 - Usually 30-year Bonds
 - 2 payments per year
 - Interest + Principal payment in typically **May**, Interest only payment in typically **November**
 - Bond indentures dictate repayment schedule
 - Payments are issued from the Trustee (Debt Service Account)
 - Default (missing either payment) is catastrophic to the fiscal well-being of the District
 - Electronic Municipal Market Access (EMMA) is the public website providing information to Bond buyers and holders
 - Any unexpected payment activity on District Bonds are recorded here
 - Can result in foreclosure by Bond holders on District
- **Monthly Operations and Maintenance Invoices**
 - Payments managed by the District Manager
 - Monthly summary and approvals to Board prior to Board meeting



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Debt Service Fund

- Fund (account) Managed by Trustee
 - District Manager transfers money into the account to make Debt Service payments
 - Monies transferred at time of collection
 - As collected from the Tax Collector (on-Roll), when received from Developer/Builder (off-Roll)
 - As collected from Pay-offs (partial from Developer/Builder, full from Homeowner)
- Account used to pay Bond Holders
 - **Must have sufficient funds (per Bond Indenture) to make payments**
 - Assessment tables prepared by District Manager and submitted to Taxing authorities
 - Developer funding prepared and collected by District Manager with funds deposited with Trustee upon receipt



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Reserve Study

Major Future Expenditures

- An evaluation of how long District assets will last and the corresponding estimated replacement cost
- **Recommended to be conducted upon turn-over to Resident controlled Board of Supervisors**
 - Will provide a starting point for future reference
 - Sets an initial “funding pace” for asset replacement for the annual budgets
- Should be conducted at roughly **5-year intervals** afterward
 - Allows verification of assumptions on wear and tear of fixed assets
 - Allows verifications of cost revisions for replacement based on current market conditions
 - Will change if some assets are deeded to other entities
- May result in the creation of a Reserve Fund
 - Monies in the account set aside for future repairs and/or replacement of major assets.



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A Successful Community Development District

- Bond holders are happy
 - Payments made on time
- Residents are happy
 - Infrastructure is well maintained
- Vendors are happy
 - All invoices paid timely
 - Remain fully insured
- State agencies are happy
 - Mandatory Forms and Reports filed on time
- Sufficient Funds on Reserve for Major Repairs



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Tab 2

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR ALL
AMENITY FACILITIES**

ADOPTED JUNE 5, 2018

**The Waterset Club
7281 Paradiso Dr
Apollo Beach, FL 33572**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: The Landing, Pool, Dog Park, Parks, Playground, Fitness Center and Pavilion.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Waterset Central Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Waterset Central Community Development District, Board of Supervisors.

“Clubhouse Facilities” – shall mean The Landing (excludes: Fitness Center, Pool and Pavilion).

“District” – shall mean the Waterset Central Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Member” – shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Residents, Non-Resident Members, and Renters; who are fourteen (14) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person seventeen (17) years of age or younger.

FACILITY ACCESS CARDS

One (1) Facility Access Card will be issued to all members of each Resident’s Family and Non-Resident Members; this includes all children fourteen (14) years of age and older. There is a \$10.00 charge to replace any lost or stolen cards. All members will be required to provide proof of District residence or an executed Non-Resident Member Application paid in full. All members will be asked to execute an amenity facilities registration form prior to receiving their access card.

GUARDIAN ACCESS CARDS

One (1) Guardian Facility Access Card may be issued to a Resident Family, Non-Resident Member Family or Renter Family at any one time. There is a \$10.00 charge for this card. The person being issued this card must be at least eighteen (18) years of age or older. An executed and notarized Guardianship Power of Attorney Form for each child under the age of fourteen (14) they will be responsible for is required. This card is good for one (1) year from the date of issuance. The Guardian is not allowed to use the Amenity Facilities unless using them with the child or children assigned to the card. The Guardian is also not allowed to bring Guests to the Amenity Facilities at any time. The child or children assigned to the Guardian Card will be required to obtain a Child Identification Card. There is a \$5.00 charge for this card.

RENTER'S PRIVILEGES

- 1) Residents who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- 2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. The Renter will need to get the Assignment of Rights and Privileges Form from The Landing and have it executed by the Resident and notarized prior to any Facility Access Cards being issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident. There is a \$10.00 charge per card if issuing a new one to first time Renters.
- 3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- 4) Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 5) Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

GUEST POLICY

- 1) **Pool** – Patrons sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these polices is limited to a maximum of four (4) total Guests. Infants, one year old and younger, do not count against the maximum for four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 2) **Fitness Center** – No Guests are allowed in the Fitness Center at anytime. Patrons may bring a preapproved trainer to the Fitness Center for a personal training session only.
- 3) Patrons ages fourteen (14) years of age and older are permitted to bring one (1) Guest to all other amenities except the pools, and Fitness Centers. That Guest must be fourteen (14) years of age or older and have proper identification to verify age when being accompanied by a Patron fourteen (14) years of age or older.
- 4) Guests must be accompanied by a Patron when using any amenity facility. Patron will be responsible for any damages caused by Guests while using facilities.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center, whether in lockers or elsewhere.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits

or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of CDD facilities agrees to indemnify and hold harmless the Waterset Central Community Development District, ("District") and the amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statues.

The District and its agent, employees and officers shall not be liable for, and the Resident or Non-Resident Club Member user shall release all 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 user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

- 1) Privileges at the amenity facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a) Submits false information on the application for an access card.
 - b) Permits unauthorized use of an access card.
 - c) Exhibits unsatisfactory behavior or appearance.
 - d) Fails to abide by the Rules and Policies established for the use of facilities.
 - e) Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
 - f) Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
- 2) Management may at any time restrict or suspend any Patron's privileges to use any or all the amenity facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.
- 3) The District shall follow the process below in regards to Suspension or Termination of an Adult Patrons privileges:
 - a) First Offense - A First Offense Violation will result in written notice & explanation of the violation being given to Patron and a copy of such notice being filed in The Landing.
 - b) Second Offense – A Second Offense Violation will result in an Automatic suspension of all amenity privileges for thirty (30) days. Written notice & explanation will be given to Patron and a copy of such notice will be filed in the Resident Services Office.
 - c) Third Offense – A Third Offense Violation will result in a suspension of all amenity privileges until the next Board of Supervisors Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patrons privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors decision.

4) **IMMEDIATE SUSPENSION & REMOVAL:** The Board Chair, District Manager, Community Director, have the exclusive right, authority and discretion to suspend any Adult Patron for the use of profanity and failure to follow staff direction for a period of no less than seven (7) days. An incident report will be generated and a copy of such notice will be filed in The Landing. Upon issue of an immediate suspension, should patron continue to act or perform in an inappropriate manner/behavior, that Adult Patron shall forfeit all amenity privileges until the next Board of Supervisors meeting. Furthermore, District Staff will recommend termination of Adult Patron's privileges for a period of six (6) months.

5) Notwithstanding the foregoing, if at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.

6) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.

7) **Suspension Effective Date**

- a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
- b) Weekdays (Monday – Friday) and Weekends (Saturday – Sunday) will be calculated toward the total number of suspension days.
- c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

8) **Appeal Process – Adult Patrons**

- a) Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e) Any person appealing will be governed by the following procedures:
- f) Appellant must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
- g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.

- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

- 1) At the discretion of Amenity Facilities Staff, Minors (*children under the age of eighteen (18)*), who violate the rules and policies may be expelled from the facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be mailed to the parents of the child and will be kept on file at The Landing.
- 2) Any Minor who is expelled from the facilities three (3) times in a one-year period, shall have their amenity facilities privileges suspended for one (1) calendar year from the date of the third offense.
- 3) Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all amenity privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to known minor's guardian(s) as to the Board of Supervisors decision.
- 4) Utilizing the facilities during the suspension period will result in a trespassing citation issued by the Hillsborough County Sheriff's Office. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access card will result in the suspension of that card holder's privileges for a period of fifteen (15) days.
- 5) **Suspension Effective Date**
 - a) The Effective Date for amenity privilege suspension will be from the date of the written notice of suspension.
 - b) Weekdays (Monday – Friday) and Weekends (Saturday – Sundays) will be calculated toward the total number of suspension days.
 - c) The Effective Date for the amenity privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6) **Appeal Process – Minor Patrons**

- a) Any minor has the right to dispute and request an appeal to the District's Board of Supervisors.
- b) A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d) The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e) Any minor appealing will be governed by the following procedures:
- f) Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
- g) Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
- h) Appellant's argument & basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
- i) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
- j) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
- k) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
- l) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
- m) District action(s) will be resolved by way of successful Board motion.
- n) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

GENERAL FACILITY PROVISIONS

- 1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 2) All Patrons must have their assigned Facility Access Card upon entering the amenities. Cards are only to be used by the Patron they are issued to. Patron must present Facility Access Card upon request from Amenity Staff members.
- 3) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) or older.
- 4) All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may

also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.

- 5) Dogs and all other pets (with the exception of Service Animals) are not permitted at the Clubhouse Facilities and pools. Where Service Animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- 6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Overnight parking or use of parking lot when not using the Amenity Facilities is prohibited.
- 7) Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
- 8) Only District employees and staff are allowed in the service areas of the Amenity Facilities.
- 9) The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
- 10) Smoking or vaping is not permitted anywhere in the amenity facilities.
- 11) Guests must be accompanied by a Patron while using the Amenities.
- 12) Patrons must present their Facility Access Cards when requested by staff at any Amenity Facility.
- 13) All Patrons must use their card for entrance to the Amenity Facility (excluding the Landing Café). All lost or stolen access cards should be reported immediately to the Amenity Center Manager. There will be a \$10.00 replacement card fee.
- 14) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
- 15) Patrons and their guests shall treat all staff members with courtesy and respect.
- 16) Golf carts, motorcycles, off-road vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
- 17) Skateboarding is not allowed on any District Amenity Facility Property, this includes but is not limited to: the amenity facilities, playground area, bridge areas, and sidewalks surrounding this area.
- 18) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- 19) The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager, based on approval by the District's Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 20) Firearms or any other weapons are not permitted in any of the Amenity Facilities.
- 21) The Amenity Manager may authorize programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, after consultation and approval by the Board of Supervisors of the District, and based upon usage and rental fees that have been established by the Board. The Amenity Manager may also authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facilities for said events (if the schedule

permits), after consultation and approval by the Board of Supervisors of the District. The Amenity Manager is responsible for collecting revenue for those services and programs provided, and remitting these revenues to the District, in accordance with the Agreement between the District and the Amenity Manager. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. If the Board of Supervisors of the District authorizes use of the Amenity Facilities by any independent contractor, vendor, or other third party who is providing programs or services, the Amenity Manager is responsible for collecting an attendance roster, and records showing the addresses of participants and the fees collected for such programs and remitting the appropriate revenues to the District.

- 22) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- 23) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
- 24) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 25) Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance.
- 26) Outdoor grilling is prohibited at all Amenity Facilities (with the exception of permanent grills at Lakeside amenity facility) unless at a District-approved special event where grilling is pre-approved by the Amenity Manager.

GENERAL AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are expected 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 or Guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

- 1) **Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.
- 2) **Emergencies:** After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (813) 933-5571.

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

INSTRUCTOR USE OF DISTRICT PROPERTY

Any person wishing to conduct or instruct a class or program on District property, whether fee-based or free, must be pre-approved by the appropriate Community Development District Board of Supervisors. The Board of Supervisors may, at its discretion, delegate this authority to the Community Director. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District prior to the commencement of the first class and must remain in effect throughout the duration of the class or program. Approved instructors are bound by the Instructor Agreement which is incorporated herein by this reference. Failure to comply with the provisions of the Instructor Agreement will result in cancellation of the class or program.

GENERAL RULES FOR SWIMMING POOL

The pool, pool deck, and slide areas of the facilities are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours. The Patron renting any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

****NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK****

Pool Hours:

| | | |
|----------------------------|-----------|---------------|
| September and October: | Open Dawn | Close 7:00 PM |
| November through February: | Open Dawn | Close 5:30 PM |
| March and April: | Open Dawn | Close 7:00 PM |
| May through August: | Open Dawn | Close 8:30 PM |

- 1) All Patrons must use their assigned Facility Access Card issued to them upon entering the pool area. At any given time, a family may accompany a maximum of four (4) total guests to the swimming pools area.
- 2) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facilities.
- 3) Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 4) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During the posted hours Patrons swim at your own risk while adhering to swimming pool rules.
- 5) Showers are required before entering the pool.
- 6) Glass containers are not permitted in the pool area.
- 7) Alcoholic beverages are not permitted in the pool area.
- 8) No jumping, pushing, running or other horseplay is allowed in the pool or pool deck.
- 9) Hanging on the lane lines and interfering with the lap-swimming lane is prohibited.

- 10) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool or pool deck.
- 11) Diving is strictly prohibited at all pools, with the exception of Swim Team competitions pre-approved by the Board of Supervisors.
- 12) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- 13) Any person swimming during non-posted swimming hours may be suspended from using the pool facility and/or all of the Amenity Facilities.
- 14) Proper swim attire must be worn in the pool. No denim or cotton shorts permitted.
- 15) No chewing gum is permitted in the pool or pool deck.
- 16) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.
- 17) No one shall pollute the pool. Anyone who does pollute these areas is liable for any costs incurred in treating and reopening the pool.
- 18) Remote controlled water craft are not allowed in the pool area.
- 19) Pool entrances must be kept clear at all times.
- 20) No swinging on ladders, fences, or railings is allowed.
- 21) Pool furniture is not to be removed from the pool area.
- 22) Loud, profane, or abusive language is absolutely prohibited.
- 23) No physical or verbal abuse will be tolerated.
- 24) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 25) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
- 26) The Amenity Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Home Owner's Association Sponsored Events.

SLIDE RULES

- 1) Riders must be at least 44" tall.
- 2) Weight limit for slides is 300 pounds.
- 3) Persons who are pregnant, have heart conditions or back problems should not ride the slides.
- 4) The slide is only available for use when attendants are present.
- 5) Staff has the authority to adjust slide operating times.
- 6) No guarantee is made to slide availability, slide may be closed due to low attendance, weather or other reasons without notice.
- 7) All riders must use the slide at their own risk.
- 8) Only one rider is allowed on the slide at one time, no multiple or chain riding.
- 9) Children are not permitted to ride down the slide with an adult.
- 10) All riders must be able to swim.
- 11) No life jackets, inflatables, mats or rafts are permitted on slides.
- 12) No jewelry, hair combs or shoes are permitted when using slides.

- 13) All patrons must obey instructions given by staff who have the authority to prevent any conditions which leads to unsafe operation of the slides.
- 14) Do not use the slides when under the influence of alcohol or impairing drugs.
- 15) No diving, running, standing, kneeling, rotating, tumbling or stopping on slides.
- 16) Riders must be seated, feet first. No traveling head first down the slide.
- 17) Keep all body parts within the slide.
- 18) Immediately swim away from the slide upon exit.
- 19) Proper swim attire must be worn. Swimwear with rivets, zippers or metal are not permitted as they can cause personal injury and damage to the slide.
- 20) Anyone observing violations of the Policies should bring it to the attention of staff.
- 21) Failure to abide by these rules may result in suspension of amenity privileges.
- 22) Staff has the ability to interpret and enforce these rules at their discretion to ensure the safety of Patrons.
- 23) CALL 911 IN CASE OF EMERGENCY

FECES POLICY FOR ALL SWIMMING AND WADING POOLS

- 1) If contamination occurs, the affected pool will be fenced off and closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
- 2) Parents should take their children to the restroom before entering the pool.
- 3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

ADA CHAIR LIFT USAGE POLICY

- 1) ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
- 2) Chair lifts are designed for self use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
- 3) Use of the chairs lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- 1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- 2) Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- 3) Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

FITNESS CENTERS POLICIES

- 1) All Patrons using the Fitness Centers are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Centers equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.
- 2) **Please note the Fitness Centers are unattended facilities. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Centers are encouraged to consult with a physician prior to commencing a fitness program.**
- 3) **Hours:** The Fitness Centers are open for use by Patrons during normal operating hours to be established and posted by the District.
- 4) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 5) **Eligible Users:** Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. No one under the age of sixteen (16) is allowed in the Fitness Centers at anytime. Patron must provide proof of age if requested by Staff to use the Fitness Centers.
- 6) **Guest Policy:** No Guests are allowed in the Fitness Centers at anytime. Patrons may bring a trainer to the Fitness Centers for personal training sessions only. Personal trainers must be preapproved by the Community Director.
- 7) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Centers. Water is permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
- 8) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
- 9) **General Policies:**
 - a) Each individual is responsible for wiping off fitness equipment after use.
 - b) Use of personal trainers is not permitted in the Fitness Centers unless preapproved by the District.
 - c) Hand chalk is not permitted to be used in the Fitness Centers.
 - d) Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - e) Weights or other fitness equipment may not be removed from the Fitness Centers.
 - f) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
 - g) Please replace weights to their proper location after use.
 - h) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - i) Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the Fitness Centers.

FITNESS CENTER POLICIES APPLICABLE TO PERSONAL TRAINERS

The following rules apply to all Personal Trainers regardless of whether the Personal Trainer is also a Patron. These rules apply in addition to general Fitness Center Policies.

- 1) A Patron who has a valid facility access card and is at least 16 years of age may bring an approved Personal Trainer to the fitness center to conduct one-on-one training.
- 2) Personal Trainers may not conduct classes with more than one Patron at a time.
- 3) No guests are permitted in the Fitness Center and a Personal Trainer may not bring a non-resident to the facility.
- 4) Personal Trainers must be pre-approved by the Community Director and must furnish proof of insurance and proper certification. Registration forms may be obtained from the Resident Services Office. Once approved, a Personal Trainer ID badge will be issued and must be worn while in the Fitness Center. The ID badge will include an expiration date that coincides with insurance expiration. In order to continue to provide personal training using District facilities, insurance and certification must be kept up to date.

BASKETBALL AND VOLLEYBALL COURT FACILITY POLICIES

All Patrons and Guests using the Basketball and Volleyball Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Basketball and Volleyball Court Facilities if accompanied by a Patron.

Please note that the Basketball and Volleyball Courts are unattended Facilities and persons using the Facilities do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

- 1) **Hours:** The Basketball Court Facility is available for use by Patrons during normal operating hours which are posted. The Basketball Court lights are set via timer. The Volleyball Court is open dawn to dusk and the Court does not have lights. These Facilities may not be reserved and are available on a first come first serve basis unless otherwise programmed by the District.
- 2) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 3) **Proper Attire:** Proper basketball or athletic shoes and attire are required at all times while on the Basketball Court. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants. Footwear is not required on the Volleyball Court.
- 4) **General Policies:**
 - a) The Basketball Court Facility is for the play of Basketball only and the Volleyball Court Facility is for the play of Volleyball only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at these Facilities.

- b) Beverages are permitted at the Basketball and Volleyball Courts if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the Basketball or Volleyball Courts.
- c) Alcoholic beverages are not permitted on Basketball or Volleyball Courts.
- d) Anyone under the age of fourteen (14) is not allowed to use the Basketball and Volleyball Court Facilities unless accompanied by an Adult Patron.
- e) The Basketball and Volleyball Courts are available on a first come, first serve basis. It is recommended that persons desiring to use the Basketball or Volleyball Court check with the Amenity Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball and Volleyball Court is limited to one (1) hour when others are waiting.
- f) Proper Basketball and Volleyball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g) Persons using the Basketball and Volleyball Court Facilities must supply their own equipment.
- h) The courts and surrounding areas must be cleaned up by the Patron after use.
- i) Usage of the Basketball and Volleyball Court Facilities by Guests, unless accompanied by a Patron, is strictly prohibited.
- j) The exclusive and reserved scheduled uses of the courts are limited to the community-based teams and programs schedule through the Amenity Staff.

PICKLEBALL AND TENNIS COURT POLICIES

All Patrons and Guests using the Waterset Club Pickleball and Tennis Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Facility equipment may result in the suspension or termination of Facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Facilities if accompanied by a Patron.

Facilities and persons using the facility do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.

- 1) **Hours:** The Pickleball and Tennis Facilities are available for use by Patrons from 7:00 am to 10:00 pm, Monday thru Sunday. Tennis Court lights are on a timer system. Timer cannot be set past 10:00pm.
- 2) **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 933-5571.
- 3) **General Policies:**
 - a) Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
 - b) Usage is available on a first come first serve basis, unless otherwise programmed by the District.
 - c) Schedules of programs will be posted.
 - d) Proper attire is required.

- e) Patrons and Guest must supply their own equipment.
- f) Use of glass containers on the tennis court is not permitted.
- g) The Tennis Club is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters are prohibited on the pickleball and tennis courts.

GAME ROOM POLICIES

- 1) Game Room hours mirror the interior operating hours of the Amenity Facility
- 2) All Patrons must have their assigned Facility Access Card to enter the Game Room.
- 3) All Patrons must present their assigned Facility Access Card to the staff person on duty in order to check out Game Room equipment including but not limited to game controller access, game controllers, and shuffle board pucks.
- 4) Usage of each game is limited to a maximum amount of time of one (1) hour of play per game.
- 5) No one under the age of twelve (12) is allowed in the Game Room unless accompanied by a resident eighteen (18) years or older.
- 6) The Guest Policy is as follows – Patrons sixteen (16) and seventeen (17) years of age are permitted to bring one (1) Guest each. That Guest must be sixteen (16) years of age or older and have proper identification to verify age when being accompanied by a Patron sixteen (16) and seventeen (17) years of age. A Family, as defined in these Policies, is limited to a maximum of four (4) total Guests. One of the Family members present must be eighteen (18) years of age or older in order to bring up to four (4) total Guests.
- 7) No food or drinks allowed in the Game Room.
- 8) No running.
- 9) No horseplay.
- 10) No profanity.
- 11) No wet bathing suits or towels.
- 12) Any violation of these rules could result in expulsion from the Game Room for a minimum for one day.

FISHING AND POND POLICIES

Only Patrons and their Guests may fish from ponds located within the District. We ask that you respect your fellow landowners and access the ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the ponds. The ponds serve as stormwater management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

- 1) Fishing is only permitted from dawn until dusk in District owned ponds.
- 2) The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
- 3) Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
- 4) Cast Netting is prohibited.

- 5) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
- 6) Circle Hooks are recommended for all live bait fishing.
- 7) In events when dangerous wildlife is “caught” by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- 8) The use of traps is strictly prohibited.
- 9) The use of profanity or disruptive behavior will not be tolerated.
- 10) All trash or debris must be disposed of in the appropriate receptacles. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- 11) Fish are not to be moved from one pond to another.
- 12) Authorized Users are not allowed to introduce or stock any of the lakes or ponds.
- 13) Authorized Users will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user’s failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.
- 14) **General Polices:**
 - a) Swimming is prohibited in all ponds on District property.
 - b) No watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e) There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20-foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
 - f) Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water’s edge.

POLICIES FOR ALL PARKS AND PLAYGROUNDS

- 1) Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
- 2) Parks and playgrounds are for recreational use only by Patrons and Guests. Organized assemblies are not permitted without approval of the Amenity Manager.
- 3) Guests must be accompanied by Patrons in accordance with the Districts guest policies.
- 4) Children under the age of eight (8) must be accompanied by an adult Patron.
- 5) No grills of any kind are permitted, with the exception of the permanent grills at the Lakeside amenity.
- 6) Lakeside amenity grills must be cleaned after each use, with coals removed and disposed of in the proper container, and grates scrubbed and cleaned.
- 7) The use of fireworks is prohibited.
- 8) No roughhousing at the parks and playgrounds.
- 9) Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- 10) The use of profanity or disruptive behavior is absolutely prohibited.

- 11) Alcoholic beverages are not permitted on the parks or playgrounds.
- 12) Inflatable equipment, such a bounce houses, is not permitted at the parks or playgrounds.
- 13) Parks and playgrounds hours are as posted. If not posted then hours are from dawn to dusk, Monday thru Sunday.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the CDD and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the CDD for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

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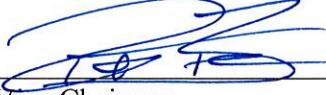
POLICY ADOPTION PROCESS SUMMARY

The Policies for all Amenity Facilities were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Waterset Central Community Development District on June 5th, 2018.

Attest:

**WATERSET CENTRAL COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairman/Vice Chairman

Tab 3

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**POLICIES FOR PARKING AND TOWING FOR ALL
AMENITY CENTER PARKING AREAS AND DISTRICT
COMMON AREAS WITHIN WATERSET CENTRAL CDD**

ADOPTED _____, 2025

PARKING POLICIES

1. No parking is permitted within the parking areas for any of the Amenity Centers between 11:00 p.m. and _____ a.m., including no overnight parking. The Amenity Center parking is intended for authorized users of the Amenity Centers, during use of the Amenity Centers. Parking within the parking areas of any of the Amenity Centers within Waterset Central at any other time or for any purpose other than use of the Amenity Centers and their facilities is prohibited.
2. No parking is permitted on landscaped areas within the CDD common areas.
3. No parking which blocks any entrance to a Waterset Central Amenity Facility or CDD common area is permitted.

AUTHORIZED TOWING AND IMPOUNDMENT OF VEHICLES PARKED IN VIOLATION OF THE DISTRICT'S PARKING POLICIES

1. The CDD may enter into an Agreement with a company providing towing and impoundment services (the "Tow Company"), to tow and impound vehicles parked within the CDD-owned areas of Waterset Central Community Development District, in violation of these Parking Policies.
2. The authorized Tow Company will post required signage, and comply with all other State and local laws and regulations governing the towing and impoundment of vehicles parked in violation of these Policies.
3. Prior to the towing of any vehicle from CDD property, the District Manager, or its designated representative, shall provide twenty-four (24) hours written notice that the vehicle will be towed if not removed, by placing such written notice upon the vehicle, affixed to the driver's side window. If the vehicle is not removed following the expiration of the twenty-four (24) hour notice period, then the District Manager may authorize the Tow Company to proceed with towing and impoundment of the vehicle that is not in compliance with these Policies. [Comment: This paragraph is subject to review and change by the Board of Supervisors, during review of the proposed Policies]
4. Upon towing and impoundment of a vehicle, the owner of the towed vehicle shall contact the Tow Company directly to coordinate return of the vehicle. The Waterset Central Community Development District is not responsible for damage occurring to a vehicle.

POLICY ADOPTION PROCESS SUMMARY

The Policies for Parking and Towing for all Community Development District Property were originally adopted at a publicly noticed meeting by the Board of Supervisors for the Waterset Central Community Development District on _____, 2025.

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary/Assistant Secretary _____

Chair/Vice Chair _____

Current Tow Company Contractor, contracted by the District, as of _____, 202____:

Tel: _____