



FOREST CREEK

COMMUNITY DEVELOPMENT DISTRICT

RULES FOR COMMON AREAS

Updated August 30, 2018



DEFINITIONS

“Board of Supervisors” or “Board” – shall mean the Forest Creek Community Development District Board of Supervisors.

“District” – shall mean the Forest Creek Community Development District.

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

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Resident to District property.

“Resident” (Patron) – shall mean any person or family owning property within the District or a registered renter.

Amenities Usage – Only patrons and guests have the right to use the Amenities.

Residents – A Resident must pay the annual CDD O&M assessment in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included on the Resident’s property tax bill. Payment of the annual assessment entitles the Resident to use the Amenities for one full year.

Non-Residents – A Non-Resident Patron must pay the highest annual assessment in the community to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities.

Renter’s Privileges – Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident’s privileges to use the Amenities. A Renter who is designated as the beneficial user of the Resident’s rights to use the Amenities shall be entitled to use the Amenities as the Resident. A renter will be required to provide proof of residency (minimum six (6) month lease agreement and a completed a landlord-tenant agreement form). During the period when a Renter is designated as the beneficial user, the owner shall not be entitled to use of the Amenities. Resident owners are responsible for the deportment of their respective Renter. Renters shall be subject to all Amenities Rules as the Board may adopt from time to time.

Guests – Each Patron Family may bring a maximum of five (5) Guests to the Amenities at any one visit. For clarification purposes, the preceding sentence shall be constructed to place a five (5) Guest limitation per visit on the total number of Guests that a Patron may bring on behalf of that Patron’s particular family – e.g., a Patron Family consisting of four people cannot bring up to five (5) Guests each for a total of twenty (20) Guests, but instead can only bring a total of five Guests per visit on behalf of the entire household. The Patron will be responsible for any harm caused by the Patron’s Guests while using the Amenities. Guests shall be subject to all Rules as the Board may adopt from time to time.

Gate Sticker – A gate sticker that is attached to the windshield of the vehicle which opens any of the four gates into Forest Creek. Stickers are available from the on-site Operations Manager, whose office is located in the Club House. Call 813-440-9015, for an appointment and fee to purchase stickers. When residents sell their house, or a rental agreement periods ends, the gate stickers assigned to those individuals will be removed from the gate operation system.

Key Fob – The key fob is an electronic devise which unlocks the Club House doors, gate to the pool, and the door to the Fitness Center. Key fobs can be obtained from the on-site Operations Manager, whose office is located in the Club House. Call 813-440-9015 for availability of operations manager and fee to purchase key fobs. Each resident will be provided up to two (2) key fobs. If a key fob is lost and you wish to replace it, please bring the remaining key fob with you when you purchase the new one so that the old key fob can be removed from the lock system. Proof of residency will be required when purchasing key fobs. Each key fob has a serial number. It is recommended that you record these numbers in case one is lost and later found, for identification purposes. If one is lost and not found, that key fob can then be removed from the lock system.

In the pool/spa rule section, State of Florida mandated rules are indicated by an *.

The District and its agents, employees and officers shall not be liable for, and the Homeowner, Renter or Non-Resident 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.

LANDLORD – TENANT AGREEMENT FORM

FOR DESIGNATION OF USE OF AMENITIES WITHIN FOREST CREEK

I, _____, the property owner at _____

_____, Lot # _____, within the community of Forest Creek, designate the below listed renter/leaser as the beneficial user of my rights to the use of the Amenities of Forest Creek. During the period of time that this individual/family is designated, I am aware that I, as the owner, may not utilize the Amenities within Forest Creek. This designation will remain in effect during the period of the rental period stated below. Should the period of rental be extended, a new agreement form will be required. Should the rental end prior to the stated end date below, but not less than six months from the begin date, and another individual/family rent/lease this house/unit, a new Agreement Form must be prepared and provided to the District.

Renter/Leaser's Name: _____

Begin rental date: _____

End rental date: _____ (must be six month's minimum from Begin Date)

Owner's Signature: _____

Date Prepared: _____



**FOREST CREEK
COMMUNITY DEVELOPMENT DISTRICT
RULES AND REGULATIONS**

GENERAL RULES POLICY

The following rules and regulations have been established for the benefit of all users of the swimming pool, recreational center (including but not limited to, the clubhouse, game room, bar/pool table room fitness room) and other recreational amenities or facilities (collectively the “facilities”) owned, operated or maintained by the Forest Creek Community Development District (the “CDD”) to assure the safe operation of the pool and other recreational facilities and to provide enjoyable recreation for all.

The CDD may amend, modify or expand these rules and regulations, at any time, and its instruction must be followed at all times. Any questions or concerns regarding these rules and regulations should be directed to the CDD’s District Management Company.

The CDD reserves the right to refuse admittance into any CDD facility when the capacity of the facility, such as the pool, has been reached or when otherwise deemed necessary for the health, welfare or safety of the patrons.

Anyone violating these rules may be ejected from the Forest Creek CDD facilities and their access privileges, including those of their household members and guests, may be suspended or revoked at the sole discretion of the Forest Creek CDD. In addition, the District may contact law enforcement as necessary for any violation of these rules and regulations for which the District determines that law enforcement involvement or assistance is warranted or appropriate.

Owners, lessees, and non-resident access card holders are responsible for themselves, their household members (whether or not access card holders), and their guests. By submitting an Access Card Agreement and by acceptance of an Access Card, Owners, lessees, and non-resident members agree to indemnify and hold Forest Creek CDD harmless from any and all claims, caused of action, damages, costs or liabilities of any kind or nature arising from or related to use of Forest Creek CDD facilities. Owners, lessees, and non-resident access card holders warrant, represent, and agree that by submitting an Access Card Agreement and by acceptance of an Access Card, they will be responsible for any and all damage or injury to persons or property caused or incurred by them and/or their household members and guests arising out of or related to use of Forest Creek CDD facilities. Owners, lessees, and non-resident members hereby release the Forest Creek CDD, its residents, supervisors, employees, members, managers, and representatives of and from any and all liability or damage incurred by them or their household members or guests arising from or related to use of Forest Creek CDD facilities.

Subject to the provisions below, failure to follow these Rules & Regulations may result in revocation of your facility privileges and deactivation of your access card. In addition, any violation of the Rules & Regulations may result in but are not limited to issuance of trespassing charges, pursuing criminal charges, ticketing, and/or towing of vehicles, as the dictated by the circumstances.

POOL GENERAL RULES / ADMISSION POLICIES

1. **NO LIFEGUARDS ARE ON DUTY. ALL PERSONS ENTERING THE POOL FACILITY SHALL UNDERSTAND AND ACKNOWLEDGE THE INHERENT RISKS IN SWIMMING AND ENTERING THE WATER, AND DO SO AT HIS/HER OWN RISK, AND BY DOING SO, DO HEREBY AGREE TO FOREVER RELEASE, DISCHARGE, INDEMNIFY AND HOLD HARMLESS THE CDD, ITS AGENTS, STAFF, BOARD, MANAGERS, EMPLOYEES, AND ASSIGNS FROM ANY AND ALL LIABILITY, ACT, LOSS, DAMAGE, INJURY, INCLUDING DEATH, WHICH MAY OCCUR BY USE OF THE POOL FACILITY. THE CDD OWES NO DUTY OF SUPERVISION TO ANYONE USING THE POOL FACILITY AND THE CDD PROVIDES NO SUPERVISION OR LIFEGUARDS FOR ANYONE USING THE POOL FACILITY OR ENTERING THE WATER.**
2. No one will be allowed in the swimming area or other recreational facilities unless the pool or other recreational amenity facility are officially open; times of operations and use shall be established by the Board of Supervisors of the CDD from time to time and posted outside the pool and facilities. Entering upon the pool or other facility when they are not open for use is punishable by fines and/or criminal prosecution. Permission to use the pool will be granted upon the condition that all swimming pool rules and regulations will be followed. Permission may be revoked at any time for anyone who fails to comply with CDD staff direction or pool rules and regulations.
3. All persons entering the pool or other recreational facility area must pay the appropriate admission fee as set for below:
 - a. For residents of the CDD, the admission fee shall be paid via the annual CDD operation and maintenance assessments. Each Lot in the CDD, which is current in the payment of all CDD assessments, shall receive two (2) access cards for admittance to the pool and other recreational facilities, which shall entitle admission to the facilities by the residents of each Lot, including their permitted guests, up to a limit of six guest per Lot, per visit, (as further set forth in the Declaration of Covenants, Conditions and Restrictions for Forest Creek and any rules and regulations therewith).
 - b. For nonresidents of the CDD, the admission fee shall be paid yearly, in advance, shall be non-refundable, non-transferable, and shall be the maximum CDD operation and maintenance assessment paid by a resident then-in effect. Each non-resident who pays in full the admission fee shall receive one (1) access card reader. All access card readers must be returned to the CDD upon demand or discontinuance of use of the facilities, and a charge of \$300 will be required for each access card not returned to the CDD or request as a replacement for a lost or damaged access card.
4. Bathing Load for the Pool is 56 persons*.
5. All persons at an increased risk of drowning or injury, including children under the age of 14, medically frail elderly persons, and inexperienced swimmers, should be actively supervised by a responsible adult at all times. For information on pool safety, see www.poolsafely.gov and www.watersmartfl.com. There is no lifeguard at the pool and persons using CDD facilities do so at their own risk. Owners, lessees, and non-resident access card holders are responsible for themselves, their household members (whether or not access card holders), and their guests.
6. **All persons with incontinence issues must wear a swim diaper or other protective swim gear** covered by separate rubber/vinyl pants, all of which must fit snugly around the legs and waist. If the diaper becomes soiled this person must leave the pool immediately, and may not return until he/she has taken or been given a soap shower and has been recovered by a new diaper with clean rubber/vinyl pants. Access card holders will be charged for the actual cost to treat the pool and remedy contamination caused by themselves or their lessees, household members, or guests. All diaper changing must be done in restrooms. Changing tables are provided. No diapers are to be changed in the pool area.

7. Food and beverages may only be consumed only in designated areas, not in the pool or in the four foot clear area around the pool or spa*. No glass containers shall be permitted anywhere in the pool facility*. Smoking or chewing tobacco is not permitted in any of the facilities. Illegal substances are not permitted. Responsible alcohol consumption for patrons 21 years of age or older is permitted; excessive consumption of alcohol or public intoxication is not permitted.
8. All refuse and waste papers must be deposited in designated receptacles.
9. All bags, baskets and coolers are subject to inspection. No grills, gas or electric cooking devices may be brought into the pool facility.
10. Pets are not permitted in or on the pool/spa facility. Service animals are permitted in the pool area, with proper documentation, but NOT into the pool.
11. The CDD is not responsible for personal property or valuables at any time.
12. All patrons with the pool must be attired in appropriate and proper swimming apparel. Clothing such as cut-offs, gym shorts, and underwear is not permitted as swimwear. The swimming pool and decks must be maintained in a sanitary manner for the protection of bathers. Shower must be taken before entering the pool*.
13. No person within the facilities shall behave in such a manner as to jeopardize the safety and health of him/her and others. Such behavior, including abusive or profane language, shall be grounds for expulsion. All patrons shall conduct himself/herself in a manner consistent with the "Family-Friendly Environment" of the facilities. Running, boisterous or rough play, pushing acrobatics, dunking, wrestling, splashing, yelling, diving or jumping haphazardly, snapping of towels, improper conduct causing undue disturbances on or about the pool area or any acts which would endanger any patron are strictly prohibited. Spitting, spouting water, blowing nose, urinating, or defecating in the pool is prohibited. No prolonged underwater swimming for time and or distance. Competitive and/or repetitive breath holding can be deadly and is not permitted. Hyperventilation is absolutely not permitted, Gum chewing is not permitted anywhere in the pool complex for health and safety reasons.
14. The CDD assumes no liability whatsoever for injuries or damages arising from the results of participation in the pool or other recreational facilities. Due to the strenuous nature of some activities, the participant is advised to consult his/her physician concerning fitness to participate. All activities present certain inherent risks and hazards which the participant assumes. Persons under the influence of alcohol or drugs will not be permitted in the pool facility. All patrons must take a cleansing soap shower before entering the deck area. Sun bathers SHOULD shower before each entrance into the water in order to rinse off perspiration, lotions, sunscreens, etc. Any person having a skin disease, sore or inflamed eyes, cold, nasal or ear discharge, communicable disease, or who are wearing any kind of adhesive patch, bandage or Band-Aid will not be permitted in the pool. Persons having any considerable area of sub-skin tissues, open blisters, cuts, etc., are warned that these are likely to become infected, and such persons may not use the pool.
15. Jumping into the pool from the side of the pool is not permitted. ABSOLUTELY NO DIVING SHALL BE PERMITTED*.
16. All sounds emanating from the facilities, including talking, singing, audio equipment, or musical instruments shall be maintained at such volume as to not become a nuisance or unreasonable annoyance to others at or near the facility.
17. No Skateboarding, roller skates, rollerblades, or bicycles are permitted in the facilities (bicycles ridden to the facilities must be stored in appropriate bike racks outside the facilities.)

18. Windows in the facilities may not be open except in cases of an emergency.
19. Tables shall not be moved or relocated. Chairs that are moved must be returned to their original location. A four-foot clear area around the pool per state statute*.
20. When utilizing the cabana, ceiling fans must be turned off when you leave.
21. If spray fountains are operating, pool users SHALL NOT play on or step on them at any time
22. No pool accessories may be brought into the pool except for life vest or similar flotation devices fitting on or around the person, such as swim noodles.

SPA/HOT TUB RULES AND GUIDELINES

23. Hours of Operations are the same posted for the pool.
24. Bathing Load: 7 persons.
25. Maximum use: 15 minutes
26. No Diving or Jumping into the Spa.
27. Shower before entering the spa.
28. Food must be consumed in designated areas. No food, nor drink are allowed in the Spa or the four foot clear area around the spa.
29. No smoking or chewing of tobacco in Pool/Spa facility.
30. All persons at an increased risk of drowning or injury, including children under the age of 14, medically frail elderly persons, and inexperienced swimmers, should be actively supervised by a responsible adult at all times. For information on pool safety, see www.poolsafely.gov and www.watersmartfl.com.
31. Pregnant women, children under 5 years of age, people with health problems, people using alcohol, narcotics and other drugs that cause drowsiness should not use SPA pools without first consulting a doctor. See <https://www.cdc.gov/healthywater/swimming/swimmers/hot-tub-user-information.html>.
32. Maximum water temperature: 104 degrees (F).

CLUB HOUSE RULES AND GUIDELINES

33. Club House may only be used during the posted hours of operation.
34. No Smoking is allowed in the Club House
35. No animals, except service animals, are allowed in the Club House
36. WiFi is available at the Club House and surrounding areas is an open network and users need to take necessary precaution to safe guard their information.

37. Televisions are for user entertainment. No modifications to the televisions and/or remotes are authorized. Televisions are to be turned off when the user leaves the facility, unless others are still viewing it.
38. Decorations shall not be taped, tacked, nailed, or stapled to the ceiling or walls. Painters tape is allowed.
39. Bounce houses, slides and other similar entertainment items are not allowed around or near the Club House.
40. All sounds emanating from the Club House shall be maintained at such volume as to not become a nuisance or unreasonable annoyance to owners near the facility.
41. Users of the Club House are responsible to leave the facility clean and if furniture has been moved, all furniture will be returned to its original location.
42. Users are to turn all lights off when leaving the facility.
43. Entrance/Exit doors shall not be propped open
44. Air Conditioning/Heating thermostat shall not be altered or changed without CDD authority.
45. Any group of 6 or more will be deemed as a private party and the Club House must be reserved by contacting the property management company.
46. Reserved events shall not exceed five (5) hours in length.
47. No one under the age of 18 may reserve the Club House.
48. Do not move the pool table. Cover the pool table when done playing and leaving.
49. Do not leave food or beverages in the refrigerators.
50. Ensure all exit doors are closed and secure when leaving the Club House.
51. Remove any excess trash into the dumpster, located in the parking lot.

FOREST CREEK FITNESS ROOM RULES

52. Fitness Room may only be used during the posted hours of operation.
53. No animals, except service animals, are allowed in the Fitness Center.
54. Due to safety concerns, children under the age of 14 are not permitted in the fitness room unless accompanied and supervised by a responsible adult. No strollers or baby carriers are permitted and no persons who are not physically capable of using the equipment are permitted in the fitness room at any time. All persons using the fitness room and fitness equipment do so at their own risk. The CDD is not responsible for any injury to any person or damage to property caused or incurred while in or on CDD facilities.
55. Rubber soled shoes that cover the entire foot must be worn at all time. For health and safety reasons, sandals, spiked shoes, work boots and flip flop types of shoes are not permitted.
56. Shirts must be worn at all times. Bathing suits and jeans are not permitted in the fitness room.

57. Food is not permitted in the fitness room. Closed, plastic beverage containers are allowed.
58. Please be considerate of other patrons, wipe down equipment after use, and return the weight plates and dumbbells to the racks provided.
59. Cardiovascular equipment use is limited to 30 minutes when people are waiting.
60. Using a spotter when lifting weights is recommended. The fitness room is not supervised and you are exercising at your own risk
61. Exercise equipment MUST not be rearranged in the fitness room as many of the pieces have safety clearances that must be maintained.
62. Television must be turned off when the user leaves the facility unless others are still viewing.

FOREST CREEK DOG PARK RULES

63. Each Forest Creek Resident who wishes to use the Forest Creek Dog Park for exercise of their dog, MUST print, read, and sign the Forest Creek Dog Park Waiver and Release of Liability and Assumption of Risk Acknowledgement form. Additionally, a Dog Park Key request MUST be completed. Both forms can be found on the CDD website. Mail both completed and signed forms, along with the current key fee, to the Property Management Company, whose address can be found on the key request form.
64. Dog Park Hours are Dawn to Dusk. There are no lights.
65. The Dog Park is for the enjoyment of our canine visitors.
66. Dogs must wear current County tags and have a current rabies vaccination.
67. Dogs must be leashed when entering and exiting the park.
68. Aggressive dogs will not be allowed to remain in the park.
69. Dogs must be under voice control and at all time (i.e., they should come when called by their owners)
70. Owners must be present with leash and in view of their dog at all times.
71. Dog feces must be picked up and disposed of by owner.
72. Owner must immediately fill in any holes dug by their dog.
73. People food is prohibited inside the park.
74. The small dog area is recommended for small, fragile, or elderly dogs.
75. In all cases, owners are responsible for the actions of their dogs.
76. Aggressive dogs and dogs in heat are not allowed in park.
77. No Staff is on duty in the Dog Park.

FOREST CREEK COMMUNITY PARKING POLICY

All residents of the District and all visitors, guests, invitees, and licensees are required to comply with the following rules and regulations regarding parking in the District. **VIOLATORS MAY BE TOWED WITHOUT FURTHER NOTICE OR WARNING OF ANY KIND.**

1. Daytime parking is permitted in designated parking areas located at the clubhouse and gazebo. No parking is allowed in, or on, any landscaped or improved common area.
2. Streets and roadways are for ingress and egress; temporary parking on streets and roadways will be permitted on a limited basis subject to these rules and regulations. No vehicle may be parked on or in any street or roadway for more than six (6) hours in one day, except in bump outs, or with prior authorization of the District. Bump outs are located along Forest Creek Trail, Charles Partin Drive, and Old Florida Lane. Parking in the bump outs is on a first come, first serve basis. No vehicle will be parked in a bump out for more than seven (7) days without being moved. Vehicles parked in bump outs must be parked in the direction of the traffic lane next to the bump out. Bump out parking on Natures Reach Terrace is reserved for those utilizing the playground from dawn to dusk, the hours of the playground/park.
3. No overnight parking is permitted in the District except with a valid overnight parking pass, with the exception of the bump outs. Vehicles without an overnight parking pass parked within the District between 1:00AM & 5:00AM will be towed at the sole expense of the vehicle owner without further notice of any kind.
4. The District, in its sole discretion, may issue temporary overnight parking passes for a period not to exceed three (3) days upon the written request of a resident or owner. The District may limit the number of temporary overnight parking passes that may be issued at any given time, or to any owner or resident in a year. Overnight parking, with a parking pass, is permitted in designated parking areas located at the clubhouse and gazebo. Residents should contact District Management or the District towing company (see posted signs) for information regarding obtaining an overnight parking pass.
5. No District parking spaces or bump outs shall be used for accumulating or storing building materials, trash, etc. Double parking is not permitted.
6. Any vehicle that, in the discretion of the District Manager and/or Chair of the Board of Supervisors, poses a safety hazard shall be prohibited from parking in the District. This includes, but is not limited to: a. Vans with ladders, tools, etc. attached to the outside of the vehicle without being properly secured and/or locked. b. Vehicles over 20 feet in length. c. Boats, RV's or utility trailers.
7. No parking is permitted in areas designated with handicapped parking spaces, unless authorized by permit.
8. No blocking of sidewalks is permitted at any time.
9. No vehicles may be parked in front of mailboxes.
10. No parking is permitted at the front gate, beyond John Parrish Cove. Parents picking up children from the school buses are to park on John Parrish Cove.

The restrictions listed herein are in addition to applicable state laws, county ordinances, and homeowner's association rules and regulations. To the extent there is any conflict between these restrictions and state law or

county ordinances, the state law or county ordinance shall prevail. To the extent there is any conflict between these restrictions and any rules of the homeowner's association, these restrictions prevail.

GATES RULES

Forest Creek residents must obtain gate stickers from the on-site Operations Manager and pay the appropriate fee. Gate stickers will allow residents to enter each of the four gates entering Forest Creek. Guests must use either the Main Gate off of Hwy 301, or the Red Rooster/Major Turner gate at the end of Red Rooster Road. At these two gates a resident call box is available for the guest to contact the resident for entry. To call from this box, the guest scrolls to the resident's name and when highlighted, presses the "CALL" button. If you know that a guest will be coming to visit, you can provide that guest with your three-digit code and the guest can punch in the three-digit code and the resident will be called. When the resident receives a call from the gate, they will be able to talk to the guest. When assured that the caller is a known guest, the resident presses "9" on their phone. The call will terminate and the gate will open for the guest. If the resident's name does not appear on the call box, the guest can scroll to "operator" and press call and they will be able to talk to the operator and explain why they wish entry and the operator will open the gate. Residents who do not have a gate sticker or are in a guest's vehicle or rented/loaned vehicle can also call the operator to gain entry.

The gate bars and gates have been timed to allow only **one** vehicle to enter when the gate opens. If you have a gate sticker, the gate will immediately open as you drive up to the sensor.

While a vehicle is at the call box requesting entry, other residents cannot ride around that vehicle to enter ahead of that car. Doing so requires that the car at the call box re-enter their code, or re-call the resident.

Exiting all gates requires only that you drive up to the exit gate and it will automatically open.

LAKE AND POND RULES AND POLICIES INCLUDING FISHING

Only Residents and their Guests may fish from lakes or ponds located within the District. We ask that you respect your fellow landowners and access the lakes and ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the lakes or ponds. The lakes and ponds are constructed for 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 lakes and 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, bows & arrows, and firearms are not permitted as acceptable methods to fish.
- 4) Cast Netting is prohibited, except for District authorized vendors.
- 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, if available. 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) Non-motorized watercraft belonging to residents may be stored in the racks provided, located in the southeast corner of Pond 3 (large lake). Watercraft stored in these racks must be chained, or otherwise secured to the racks. Watercraft cannot be stored on the grass to enable the mowing of the turf. All watercraft stored in these racks MUST be registered with the on-site Operations Manager so that during storm warnings owners can be contacted to secure or remove the watercraft from the racks.
- 15) General Policies:
 - a) Swimming is prohibited in all lakes and ponds on District property.
 - b) No motorized watercrafts of any kind are allowed in any of the lakes or ponds on District property.
 - c) Parking along the District right of way or on any grass area near the lakes and ponds is prohibited. It is recommended that residents wishing to fish in the lake or 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 lake and pond, residents may fish in the 20-foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.

NATURAL AREAS RULES

Nature areas, consisting of wetlands and conservation areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Trees and other vegetation 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 property owner by contacting the CDD. The CDD will then need to contact either Manatee County or Southwest Florida Water Management District (SWFWMD) to assess the threat. The goal is to prohibit or 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 alone. Removal of native vegetation within and immediately surrounding these areas is discouraged, unless absolutely necessary, and may be restricted or prohibited by Manatee County, and ultimately SWFWMD to protect the upland/wetland area or body of water. Ultimately, no one should encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind, including vegetation, lumber or any other debris materials. If you have any questions, please contact the CDD management company.

GAZEBOS AND SHELTERS RULES

Gazebos located at the large lake are for the enjoyment of Forest Creek residents and their guests. When a function is planned to be held at either of the gazebos, the gazebos must be first reserved. Reservations are to be made with the Operations Manage office at the Club House. There is no cost to reserve the gazebos; however, a deposit is required for possible damage or cleaning. When being used, residents and guests must remain inside of the gazebo railings. Any decorations must be removed when the event ends and the gazebos must be left clean.

Shelters are located at both play grounds and at Lescenski Park behind the dog park and are for the enjoyment of all residents and guests of Forest Creek. Those utilizing shelters must leave the shelter clean when leaving.

BASKETBALL COURT RULES

Hours of the basketball court are dawn to dusk. There are no lights at the basketball court. The basketball court is used at your own risk and the CDD is not libel for injury. Rubber soled gym shoes must be worn when on the court. The backboard, which is adjustable, should be returned to regulation height if it has been changed.

PLAyGROUNDS RULES

Playgrounds are open to all residents and guests. Hours of operations are from Dawn to Dusk as there are is no lighting at any of these facilities. These facilities must be shared with other residents of the community and cannot be reserved. Please be courteous of residents living near these facilities.