



Meadow Pointe II CDD

October 7, 2026

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Agenda

Board of Supervisors

- ☐ John Picarelli, Chairperson
- ☐ Robert Signoretti, Vice Chairperson
- ☐ Chris Kluender, Assistant Secretary
- ☐ Kyle Molder, Assistant Secretary
- ☐ Jamie Childers, Assistant Secretary

- ☐ Lee Graffius, District Manager
- ☐ Lindsay Moczynski, District Counsel
- ☐ Jerry Whited, District Engineer
- ☐ Justin Wright, Operations Manager
- ☐ John Khatiblou, Accountant

Wednesday, October 7, 2026 – 6:30 p.m.
Regular Meeting Agenda

Communications Media Technology Via Zoom:

<https://us02web.zoom.us/j/4527478885?pwd=SWJycEJVU1VjSmVvSWRVeDJlcWlrZz09&omn=87393916259>

Meeting ID: 452 747 8885 Passcode: 6DfetC
Call In #: 1-929-205-6099

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance/Moment of Silence for our Fallen Service Members and First Responders**
- 4. Additions or Corrections to the Agenda**
- 5. Landscaping report from Juniper**
- 6. Audience comments**
- 7. District Manager Report**
- 8. District Engineer Report**
 - A. Discussion of Engineer report
 - B. Discussion on progress for building and pool from meetings
- 9. District Counsel Report**
 - A. Wrencrest Appeal Status
 - B. Update on Morningside/Deer run sidewalks
 - C. Consideration of Resolution 2027-01 Adopting Amended and Restated Amenity Policies Procedures and Rates
 - D. Discussion on DRVC position
 - E. Consideration of Resolution 2027-02 Setting Hearing on Easement and Variance Policy
 - F. New Rule book/guidelines for Amenities
- 10. Consent Agenda**
 - A. DRVC Violation log/pictures
- 11. Architectural Review Discussion Items**
- 12. Government/Community Updates**
 - A. Community Representative Update
 - i. Update on off duty Pasco County Sheriff Officer and activity report
 - B. Event Planning Representative/ Supervisor Jamie Childers
 - i. Next Event Update/Halloween Event progress/need for volunteers
- 13. Items to approve/disapprove/discuss**
- 14. Operations Manager Report**
- 15. Audience Comments**
- 16. Supervisor Comments**
- 17. Adjournment**

Management

Inframark Management Services
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Meeting Location

Meadow Pointe II Clubhouse
30051 County Line Road
(813)-991-5016

Workshop

Agenda Items for Board Discussion

(No Motions/ Votes Accepted. Board Discussions Only)

1. Call to Order

2. Items for Discussion

A. Discussion on Deed restrictions revilements Morningside

3. Adjournment

RESOLUTION 2027-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITIES RULES AND POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “Act”), and being situated in Pasco County, Florida; and

WHEREAS, the Act authorizes the District to adopt rules and policies to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Amended and Restated Amenity Policies, Procedures, and Rates attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and rule adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Amended and Restated Amenity Policies, Procedures, and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Amenity Policies, Procedures, and Rates shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of October 2026.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Amenity Policies, Procedures and Rates

EXHIBIT A

Amended and Restated Amenity Policies and Procedures

[begins on following page]

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT



AMENITY POLICIES, PROCEDURES, AND RATES **Adopted October 7, 2026¹**

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2025); In accordance with Chapter 190 of the Florida Statutes, and on April 15, 2026, and July 1, 2026, September 2, 2026, and October 7, 2026, at duly noticed public meetings and after duly noticed public hearings, the Board of Supervisors of the Meadow Pointe II Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the clubhouse, swimming pool, pool deck, playground, dog park, and lakes together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies, Procedures, and Rates of the Meadow Pointe II Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the Operations Manager or that person so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager or Amenity Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Meadow Pointe II Community Development District.

“District Manager” – means that person or professional management company so designated by the District’s Board of Supervisors, including their employees.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, including but not limited to: an Amenity Manager, Field Manager, Pool Attendants, Security Guards, District Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities, lakes, and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities (excluding the Fitness Center).

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenity Facilities, excluding the Fitness Center.

“Patron” – means Owners, Residents, Non-Resident Patrons, Limited Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement with a minimum length of thirty (30) days. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT’S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments (“O&M Assessments”) payable

by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any O&M Assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's privileges to use the Amenities. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive one (1) Access Card for each Resident aged fourteen (14) years and older upon completion of the required forms.

- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring five (5) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere, to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager and Amenity Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renters and Residents cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Resident aged fourteen (14) years and older in each Household upon completion of the required registration form after closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card issued to their Household for entrance to the Amenities.

Each Resident of each Household will be authorized one (1) initial Access Card free of charge.

Replacement Access Cards may be purchased in accordance with the Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). The specific, current hours of operation for several of the Facilities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Access Card at all times or such Guest will be subject to revocation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles 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.

- (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
- (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, playground, and sidewalks surrounding these areas.
- (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
- (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
- (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
- (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two (2) weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Facilities.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Facility access and usage privileges. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities. The District may, in its sole discretion, authorize exceptions to these Facility Policies as needed to facilitate District services performed or provided by District vendors.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges, and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, which is 9:00 a.m. until thirty (30) minutes before dusk.
- (2) **Swim at Your Own Risk.** Lifeguards are not on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** Water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys are permitted at the discretion of District Staff.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, walking in pool gutters, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The District uses a lightning detection system that monitors for lightning within a ten (10) mile radius of the Amenities. Because lightning may not always be visible or audible, this system serves as an additional indicator of unsafe conditions. The pool will be closed at the first sound of thunder, sighting of lightning, or activation of the lightning detection system, and will remain closed for thirty (30) minutes after the last sighting, sound of thunder, or system alert. Everyone must leave the pool deck immediately upon hearing thunder, sighting lightning, or notification that the lightning detection system has been activated. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Pets.** Pets, with the exception of service animals, as defined above, are not permitted on the pool deck area inside the pool gates at any time.

- (16) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (17) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (18) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
 - (a) During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - (b) For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - (c) Operational and mechanical treatments or difficulties affecting pool water quality.
 - (d) For a reasonable period following any mishap that resulted in contamination of pool water.
 - (e) Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (19) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (20) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (21) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of Guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground hours are from 9:00 a.m. to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children twelve (12) years of age or under. The supervising adult must remain in the playground area, and children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the playground.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

PARK POLICIES

- (1) **Use at Own Risk.** Patrons may use the parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all park hours are from 9:00 a.m. to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children twelve (12) years of age or under. The supervising adult must remain in the park, and children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Food & Drink.** Food and drinks are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the parks.

MULTI-PURPOSE FIELD POLICIES

- (1) **Use at Own Risk.** Patrons may use the multi-purpose field at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all multi-purpose field hours are from 9:00 a.m. to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fifteen (15) years of age or under. The supervising adult must remain in the field area, and children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Food & Drink.** Food and drinks are permitted at the picnic tables located on or near the multi-purpose field. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the multi-purpose field.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the multi-purpose field.

BASKETBALL COURTS POLICIES

- (1) **Use at Own Risk.** Patrons may use the basketball courts at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all basketball courts hours are from 9:00 a.m. to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fourteen (14) years of age or under. The supervising adult must remain in the basketball court area, and children must always remain within the line of sight of the supervising adult.
- (4) **Attire and Shoes.** Appropriate clothing and proper footwear must be worn at all times.

- (5) **Food & Drink.** No food, drinks or gum are permitted on the basketball courts, other than such water in non-breakable containers as may be necessary for reasonable hydration. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the basketball courts.
- (6) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the parks.
- (7) **No Reservations.** The basketball courts may not be reserved and are available on a first come first serve basis unless otherwise programmed by the District. It is recommended that persons desiring to use the basketball courts check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance.

TENNIS AND PICKLEBALL COURTS POLICIES

- (1) **Use at Own Risk.** Patrons may use the tennis and pickleball courts at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all tennis and pickleball courts hours are from 7:30 a.m. to 9:00 p.m.
- (3) **Usage of Courts.**
 - (a) Courts 1a and 1b and the multi-purpose area are designated for pickleball only.
 - (b) Courts 2 and 3 are designated for tennis only.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years or older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult.
- (5) **Attire and Shoes.** Appropriate clothing and proper footwear must be worn at all times.
- (6) **Etiquette.** Proper court etiquette should be observed at all times.
- (7) **Food & Drink.** No food, drinks or gum are permitted on the tennis and pickleball courts, other than such water in non-breakable containers as may be necessary for reasonable hydration.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the tennis and pickleball courts.
- (9) **Littering.** Patrons, Members, and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (10) **Pets.** Pets, with the exception of service animals, are not permitted on the tennis and pickleball courts at any time.
- (11) **Reservations.** The tennis and pickleball courts must be reserved for us.
 - (a) Reservations can be made through the Pickle Planner app, which can be downloaded or found on the District website <https://www.meadowpointe2cdd.org/>
 - (b) All reservations are subject to approval by the Operations Manager or his/her designee.
 - (c) If a user does not arrive within fifteen (15) minutes of their reserved start time, the reservation will be forfeited.
- (12) **Violations.** If a user does not appear for their reserved time, the following violations, as defined in the Disciplinary Rule, may occur:
 - (a) First no-show: First Violation
 - (b) Third no-show: Second Violation

- (c) Sixth no-show: Third Violation
- (d) Ninth no-show: Fourth Violation

FITNESS CENTER POLICIES

- (1) **Use at Own Risk.** Owners, Residents, and Renters may use the fitness center at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, the fitness center hours are 7:00 a.m. until 8:45 p.m. Monday through Friday, and 8:00 a.m. until 8:45 p.m. Saturday and Sunday.
- (3) **Eligible Users.** Only Owners, Residents, and Renters are permitted to use the fitness center. No Guests or Non-Resident Patrons are permitted in the fitness center at any time. Prior to use of the fitness center, Patrons must fill out a waiver, attached hereto as **Exhibit E**, and pay the non-refundable fee as listed in the Fee Schedule.
- (4) **Supervision of Children.** No one under fifteen (15) years of age is allowed in the fitness center at any time. Patrons aged fifteen (15) to seventeen (17) years of age must be supervised by an adult Patron eighteen (18) years of age or older. The Adult Patron must have the minor Patrons in their line of sight at all times.
- (5) **General Policies:**
 - (a) Everyone is responsible for wiping down fitness equipment after use.
 - (b) Hand chalk is not permitted.
 - (c) Personal audio devices (e.g. radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped and used with ear or headphones.
 - (d) Weights and other fitness equipment may not be removed from the fitness center.
 - (e) Weights and other moveable fitness equipment (e.g. benches, medicine balls, etc.) must be returned to their proper location after use.
 - (f) Free weights are not to be dropped and must be placed only on the floor or on equipment made specifically for storage of the weights.
 - (g) When other Patrons are waiting, the use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.
 - (h) Any fitness program operated, established, and run by District Staff may have priority over other users of the fitness center.
- (6) **Attire and Shoes.** Appropriate clothing and proper footwear, which encloses the entire foot, must be worn at all times. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
- (7) **Food & Drink.** No food or gum are permitted in the fitness center. Water is permitted in non-breakable containers with a screw top or sealed lid.
- (8) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed in the fitness center.
- (9) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- (10) **Pets.** Pets, with the exception of service animals, are not permitted in the fitness center at any time.
- (11) **Personal Trainers.** Personal trainers are not permitted in the fitness center, unless it is for their own personal use as a Patron.

FACILITY RENTAL POLICIES

Adult Patrons may reserve for rental certain portions of the Amenity Facilities for private events. Designated areas are available for rental during regular hours of operation and reservations may not be made more than four (4) months before the event. Persons interested in doing so should contact the Operations Manager regarding the anticipated date and time of the event to determine availability. Please note that all the facilities may be unavailable for private events on holidays.

- (1) **Patrons Only.** Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events.
- (2) **Available Rentals.** Only Clubhouse Room 1, Clubhouse Room 2, and BBQ grill are available for rental.
- (3) **Reservations.** Rental reservations require an application form to be filled out in person with District Staff. They may not be made more than four (4) months prior to the event. Patrons interested in rental of the Amenities must contact District Staff in order to determine availability of the Amenities for any particular reservation. All of the District policies remain in force during parties and events. Patrons renting the Amenities available for rental are responsible for ensuring that all Guests and attendees adhere to the District's policies.
- (4) **Application and Agreement.** Patrons must submit a completed Rental Application, a copy of which is attached hereto as **Exhibit F**, to the Operations Manager no later than seven (7) days prior to the requested event indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food will be served. The Operations Manager, or her/his designee, will review Rental Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District and all documentation required therein must be received by the Amenity Manager no less than five (5) days prior to the date of event. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.
 - (a) **BBQ Grill.** The BBQ Grill may be rented out for non-exclusive use for a four (4) hour time period. Applications for rental of the BBQ Grill must be made at least two (2) days before the date requested.
- (5) **Payment and Registration.** At the time the Rental Application is approved, payment for the deposit and payment for the rental fee, if applicable, both made out to "Meadow Pointe II Community Development District," if applicable, must be delivered to the Operations Manager, along with completed paperwork and insurances, if necessary.
- (6) **Rates and Deposits.** The rental rates and deposits for use of the Amenities are as set forth in the District's Fee Schedule. To receive the full refund of the deposit within thirty (30) days after the event, the renter must:
 - (a) Remove all garbage, place in dumpster and replace garbage liners;
 - (b) Take down all decorations or event displays; and
 - (c) Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

- (7) **Duration of Event.** Unless otherwise authorized by the District, each rental shall be for a minimum of two (2) hours but no more than four (4) hours. If the event lasts longer than four (4) hours, the deposit is forfeited. The rental time period is inclusive of set-up, take down, and clean-up time.
- (8) **Available Hours.** The Amenities available for rental may be rented for parties and events during normal operating hours. All parties and events, including clean-up, at the clubhouse must conclude by the end of the reserved time.
- (9) **Capacity.** The clubhouse capacity limit (Room 1 is 25 persons, Room 2 is 25 persons, entire clubhouse is 50 total persons) shall not be exceeded at any time for a party or event.
- (10) **Noise.** The volume of live or recorded music must not violate applicable Pasco County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- (11) **Insurance.** Additional liability insurance coverage will be required for all events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and consultants/contractors are to be named on these policies as an additional insured party.
- (12) **Cancellation.** If the individual renting one or more of the Amenities wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than forty-eight (48) hours prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than forty-eight (48) hours prior to the event, 100% of the security deposit and 0% of the rental fee will be returned.

LAKES AND PONDS POLICIES

Lakes and ponds ("Lakes") within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) **Users.** Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) **Swimming.** Wading and swimming in District Lakes are prohibited.
- (3) **Boating.** Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- (4) **Fishing.** Fishing is only authorized at the District Lake located on the east side of Mansfield Blvd., across from Anand Vihar. Fishing is prohibited in all other District Lakes.
 - (a) Patrons, fifteen (15) years of age and older, are permitted to fish in the designated Lake. Patrons aged fifteen (15) to seventeen (17) years of age must be supervised by a patron who is eighteen (18) years of age or older.
 - (b) Patrons are responsible to obtain any permits or licenses required under Florida law to legally fish
 - (c) Spear fishing or the use of spear guns, bows and arrows, and firearms are not permitted. Cast netting is also prohibited.
 - (d) Removal of hooks and lures from fish shall be performed in a manner that gives the fish the best chance of survival.
 - (e) The use of traps is prohibited.

- (f) In the event where wildlife other than a fish is caught by hook or lure, the line(s) should be cut at a safe distance to avoid possible bodily injury or harm.
 - (g) Fish may not be moved from one Lake to another. Patrons are not permitted to introduce fish or wildlife into any Lake.
 - (h) All trash and debris must be disposed of in the appropriate receptacle.
 - (i) Patron owners who own property on or adjacent to a Lake are permitted to use their own property and the adjacent easement areas to the Lake edge for fishing purposes. Owners are not allowed to use the easement area that falls outside these parameters.
- (5) **Parking.** Parking along the county or District right-of-way or on any grassed area neat the Lakes is prohibited.
- (6) **Pets.** Pets are not allowed in District Lakes.
- (7) **Vegetation.** Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (8) **Structures.** No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (9) **Pipes.** No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (10) **Littering.** No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (11) **Easements.** Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (12) **Wildlife.** Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (13) **Hazards.** Any hazardous conditions concerning the District Lakes must immediately be reported to the Operations Manager and the proper authorities.

NATURAL BUFFER/CONSERVATION AREAS POLICIES

The following policy statement is intended to be consistent with the policies of other governments including Pasco County and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

- (1) **Natural Areas.** Certain natural areas are not intended to be maintained, and maintenance activities may be restricted by applicable permits and regulations. 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.
- (2) **Unauthorized Clearing.** Should a property owner remove, cut back or damage District property in natural areas, except as specifically authorized by this policy, they will be subject to reimbursement to the District for all costs associated with restoring the area in accordance with District, Pasco County, Southwest Florida Water Management District (SWFWMD) and any other state regulatory agency standards and regulations.
- (3) **Threatening Trees.** Trees within or immediately adjacent to natural areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed as follows:
 - (a) The owner of the abutting property must initially contact the District. The District will send a representative to confirm that the tree in question is located on District property. Once confirmed, the District will send an arborist to determine whether the tree poses a hazard. If so, and at its discretion, the District will remedy the situation by removing the tree or a portion thereof.
 - (b) If it is determined that the tree does not pose a hazard, the property owner may elect to cut or remove the tree at their own expense. Such abutting property owner must secure permission from the District and shall then be responsible for any needed permitting or review by Pasco County and SWFWMD. The goal of permitted trimming and/or removal, where warranted, is to minimize disturbance to these areas.
- (4) **Fallen Trees.** If a tree does fall onto another's property, that property owner may cut back or limb the tree as necessary to their property line. The rest of the tree is to be left as is.
- (5) **Encroaching Vegetation.** Property owners may trim back any vegetation that encroaches over their property line, but only up to their property line.
- (6) **Property Owner Encroachments.** No one can encroach into the natural areas or other District property for any reason, from maintenance to placement of personal property of any kind. Should a property owner encroach onto District property, they will be asked to remove any items they have placed on the property and may be subject to further legal action.
- (7) **No Trespassing.** There is no trespassing allowed in any designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge

the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term “Activities” means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

Exhibit A:	Amenity Rates
Exhibit B:	Amenity Access Registration Form
Exhibit C:	Assignment of Amenity Rights and Privileges
Exhibit D:	Address/Identification Confidentiality Request From Public Records Disclosure
Exhibit E:	Fitness Center Waiver
Exhibit F:	Rental Application
Exhibit G:	Disciplinary Rule - Suspension and Termination of Privileges

EXHIBIT A
AMENITY RATES

TYPE	RATE
Gym Access (one time)	\$11.00
Replace an ID Card	\$20.00 for lost or stolen cards; Free for replacements after 5 (five) years
Gate Remote	\$30.00
Pedestrian Gate Key	\$5.00
Paint for Mail Box (1 tubs)	\$4.00
Paint for Mail Box (2 tubs)	\$7.00
BBQ Grill Deposit	\$100.00
Meadow Pointe II Resident Room Rental Reservations	Security Deposit - \$100.00
Non-Resident Annual Access and User Fee	The total of the highest annual combined debt service and operations and maintenance assessment levied on a residential property owner within the District plus 10% FY 25/26 rate: \$2,021.14
Meadow Pointe I, III and IV Non- Resident Room Rentals	Rental Fee - \$500.00 Security Deposit - \$100.00
Returned Check/Insufficient Funds Fee	NSF Fee, service charge, and original amount of check, and any associated legal and collection costs
Administrative Reimbursement	Up to \$500.00, and any associated legal and collection costs
Property Damage Reimbursement	Actual cost of cleaning, repairing and/or replacing the property, and any associated legal and collection costs

*Any electronic payments remitted to the District may require payment of additional associated processing fees.

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

[begins on following page]

**MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____

DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above-listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Meadow Pointe II Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damage caused by me, my family members and my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenities (as defined in the District's Amenity Policies and Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Meadow Pointe II Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____,
by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies** of the Meadow Pointe II Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies** for the most current policies regarding Guests.

PLEASE RETURN THIS FORM TO:

Meadow Pointe II Community Development District
c/o Operations Manager
30051 County Line Road
Wesley Chapel, FL 33543
Tel: (813) 991-5016

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ - ____ Phase ____ - ____ Phase ____ - ____

New Construction: ____ Re-Sale: ____ Prior Owner: ____

Rental: ____ Landlord/Owner: ____

Lease Term: ____ Tenant/Renter: ____

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the Operations Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period. A fee, as outlined in the District's Fee Schedule, per Access Card issued is payable by cash or check at the time a card is issued.

Agreement made this date _____ between the owners of the property located at:

_____ ("Property")
(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date) _____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Cards will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Cards from the District and that Renters have received or have reviewed a copy of the Amenity Policies, dated [DATE] and updated from time to time, to which they agree to follow.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Meadow Pointe II Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration Renters acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Residents acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

_____ Owner Signature (required)	_____ Witness Signature (required)
_____ Owner Printed Name (required)	_____ Witness Printed Name (required)
_____	_____

(Additional Owners continue on separate page)

EXHIBIT D

ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|--|--|
| <ul style="list-style-type: none">☐ Code Enforcement Officer*☐ Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*☐ Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*☐ Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*☐ Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Firefighter certified in compliance with s. 633.408, F.S.☐ Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*☐ Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*☐ Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*☐ Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable | <p>efforts to protect such information from being accessible through other means available to the public.")</p> <ul style="list-style-type: none">☐ Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators, rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*☐ Law enforcement personnel including correctional officers and correctional probation officers.*☐ Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *☐ Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*☐ U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*☐ Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **☐ County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")☐ Other (list applicable statute): |
|--|--|
-

Printed Name:

Residence Address (City, State, Zip):

Prior/Current Position (for purpose of claiming exemption):

Years Held: _____

Description of Position:

Signature: _____ Date: _____

If request is submitted instead by the person's employing agency, complete the following:

Agency: _____ Name/Title: _____

*To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.*

EXHIBIT E
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT FITNESS CENTER WAIVER

In consideration of being permitted to use the Meadow Pointe II CDD Fitness Center, I, _____, on behalf of myself, my personal representatives, my minor children and my heirs, hereby release the Meadow Pointe II Community Development District ("District"), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and attorneys (together, "Indemnified Parties") from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my, and my children's use of the District Fitness Center.

I understand that strength, flexibility and other exercise, including the use of equipment involve the risk of injury. I voluntarily using the equipment with knowledge of the dangers involved. I assume the risk of injury that might happen by using the facilities. I represent to the District that I am physically fit to utilize the equipment in the Fitness Center and that we will not extend beyond our abilities, or if we do so, it will be at our own risk.

I have been informed that I should consult with a physician concerning participation in an exercise program and that we should obtain advice as to how to participate in relationship to our state of physical condition. We either have obtained such advice from a physician or acknowledge that we have decided to participate in exercise programs without obtaining the advice of a physician.

I understand that the District Fitness Center will not be staffed, and that it is my responsibility to become familiar with each piece of equipment and fully understand the proper use of this equipment before operating it.

The District Fitness Center is only available for use by residents of the District as stated in the Amenity Policies. Residents and members will be provided with an access card for entry into the facility. The District Fitness Center will only be available during normal clubhouse operating hours. I certify that I am eighteen (18) years of age or older, or if 15-17, will only enter the fitness center accompanied by a parent or guardian with fitness center access who has also signed a waiver. I acknowledge that no employee or official representative of the District is responsible for supervising me, and/or instructing me on the use of the District Fitness Center and/or equipment.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this Waiver and Release is deemed invalid, that the remainder will remain in full force and effect.

Failure to comply with this agreement will result in forfeiture of rights to use the District Fitness Center.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I OR MY CHILD UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

[Fitness Center Waiver Signature Page]

Signature
(parent or guardian if participant is under 18)

Mailing Address

Print Name of Signatory

Telephone Number

Participant Name (if different from above)

Date

EXHIBIT F
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT CLUBHOUSE RENTAL FORM

Renter (Applicant or Group Representative)	
Group / Organization	
Address, City, State, Zip	
Telephone Numbers	
Purpose of Event	
Room(s) Rented (Clubhouse Room 1 or 2 or BBQ Grill)	
Number of Attendees (50 persons maximum)	
Day, Date, and Time (4 hours maximum, including set up, take down, and clean-up)	

Indemnification:

I agree to indemnify, defend and hold harmless the Meadow Pointe II Community Development District (“District”) and any of their affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the “Indemnitees”) from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District’s Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. ____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee/Deposit (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. ____ The reservation is limited to the Clubhouse or BBQ Grill for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant’s purposes that the District is providing the premises and Amenities on an “as is” basis.

3. ____ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.
4. ____ The District shall not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities. All Patrons, Guests, and invitees use such District facilities and Amenities at their own risk. All Patrons, Guests, and invitees are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging or insects (collectively "Wildlife") may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.
5. ____ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
6. ____ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District's Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.
7. ____ The interior and exterior of the Amenities are under closed circuit television surveillance.
8. ____ Rental Fee: A rental fee and/or deposit, as stated with the District's Fee Schedule, will be charged for rental of the Amenities ("Rental Fee"). A check shall be made out to the "Meadow Pointe II Community Development District" and submitted to District staff at the same time the Rental Application is approved and the reservation is made. Cancellations made less than forty-eight (48) prior to the reservation date will forfeit the Fee. Pursuant to the District Amenity Policies, at the time the application is submitted, the District requires a \$100 refundable security deposit ("Security Deposit") be made in addition to the Rental Fee. After the event, upon inspection by the District staff, and the determination that there are no damages and the facility is adequately cleaned, the Security deposit will be refunded.
9. ____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
10. ____ The Applicant has reviewed, fully understand, and agree to abide by, the District's Policies.
11. ____ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
 - a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Wipe off tabletops; and
 - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Staff.
12. ____ The following items are not permitted within the Amenities:
 - a. Glitter, confetti, or silly string;
 - b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
 - c. Lit decorative candles (excluding cake candles).
13. ____ The Applicant agrees to complete any additional documentation required by the District in conjunction with

bringing in any outside vendors for the event (e.g. food trucks).

14. ____ The District reserves the right to cancel the rental if it necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).
15. ____ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application.

District Use Only:

Fee Amount: \$ _____ Check #: _____ Date: _____

Deposit Amount: \$ _____ Check #: _____ Date: _____

Insurance Certificate Provided: Yes ____ / N/A ____

Additional Completed License Agreement for Outside Vendor: Yes ____ / N/A ____

District Manager Initials: _____

EXHIBIT G
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
DISCIPLINARY RULE – SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE
Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025)
Effective Date: July 1, 2026

In accordance with Chapters 190 and 120 of the Florida Statutes, and on July 1, 2026, at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Meadow Pointe II Community Development District (“District”) adopted the following rules to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of properties owned and managed by the District (the “Amenities”).

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with all policies established for the safe operations of the Amenities (“Policies”) which may be amended from time to time as determined to be in the best interests of the District. Capitalized terms not herein defined shall have the meaning ascribed to them in the District’s adopted Policies.

3. Access Card. Access Cards/Clubhouse Identification Cards (“Access Card”) are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager and Operations Manager (or other designee of the District as determined by the Board) shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenities access of any Patron/Member (“Patron”) and members of their household or Guests to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitating or allowing unauthorized use of the Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire, as defined in the District's Policies;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;

- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenities.

5. Suspension Procedures.

a. Procedures.

- i. **First Violation:** Verbal warning by Amenities staff. The verbal warning shall be recorded by Amenities staff and held on file at the District's clubhouse.
- ii. **Second Violation:** Verbal and written warning by Amenities staff and suspension from the Amenities for up to seven (7) days from the commencement of the suspension. Violations that result in any suspension period shall be recorded by Amenities staff, signed by the individual offender(s), and held on file at the District's clubhouse. If the offender(s) refuses to sign the record, it will not negate the validity of the suspension.
- iii. **Third Violation:** Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by Amenities staff of a written report to be signed by the individual offender(s), filed at the District's clubhouse, and with notification to the Board. If the offender(s) refuses to sign the report, it will not negate the validity of the suspension.
- iv. **Fourth Violation:** Suspension of all Amenities privileges for up to one (1) calendar year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous Violations will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one (1) year, depending on the nature of the Violation(s).

- b. Each Violation shall expire one (1) calendar year after such Violation was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one (1) year, or longer as provided for herein, the number of Violations on record for such offender(s) shall be reduced by one (1) Violation. For example, if a First Violation is committed on February 1 and a Second Violation is committed on August 1, there will be two Violations on

record until February 1 of the following year, at which time the First Violation will expire, and the Second Violation will thereafter be considered a First Violation until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any Violations.

- c. Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates these Policies in a manner that, in the discretion of the District Manager or Operation Manager upon consultation with either the Chairperson or Vice Chairperson of the District's Board of Supervisors, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or Violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the First Violation, equal to or exceed one (1) year. In situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and Patrons, Guests, and users, permanent termination of Amenities privileges may be considered and warranted.

6. Administrative Reimbursement; Property Damage Reimbursement; Automatic Extension of Suspension for Non-Payment.

- a. **Administrative Reimbursement.** The Board may, in its discretion, require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- b. **Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- c. **Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Passes associated with the associated address within the District until such time as the outstanding amounts are paid.

7. Initial Hearing Procedures.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such

person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) calendar days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District Staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager, Operations Manager, or his or her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- g. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction in accordance with the provisions of Section 8 of this Amenities Disciplinary Rule ("Rule").

8. Appeal of Board Suspension. After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 7(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it, in its sole

discretion, to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 7.

10. Authority of Operations Manager. The Operations Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Operations Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.

11. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her Household's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors as outlined in Section 8 of this Rule.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Facilities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

RESOLUTION 2027-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND FEES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pointe II Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, (“**Act**”), for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

WHEREAS, the District owns and is responsible for maintaining certain property and public improvements within the District’s boundaries (together, “**District Property**”); and

WHEREAS, unauthorized use of the District’s property or encroachments thereon increases the risk of damage to said property and increases liability for the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board finds it is in the District’s best interests and necessary for the efficient operation of the District to set a public hearing to consider adoption of a policy and application fee for the installation of improvements on District Property, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Encroachment Policy**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board intends to adopt its proposed Encroachment Policy, attached hereto as **Exhibit A**, which includes an application fee. The District will hold a public hearing on such Encroachment Policy at a meeting of the Board to be held on **November 18, 2026, at 6:30 P.M, at the Meadow Pointe II Clubhouse, 30051 County Line Road, Wesley Chapel, FL 33543.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54 and Chapter 190, *Florida Statutes*.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of October 2026.

ATTEST:

**MEADOW POINTE II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Proposed Encroachment Policy

EXHIBIT A

Proposed Encroachment Policy

[begins on following page]

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
Encroachment Policy

Effective: _____ 2026

1. **IMPORTANT NOTE:** As a matter of policy, the Meadow Pointe II Community Development District (“District”) will not approve installation of improvements in District easements absent extenuating circumstances. The District will not approve installation of an improvement on or over District property.
2. If a resident desires to install improvements within a District easement, the owner must:
 - a. Submit a written variance request to the District, through the District Manager or his or her designee, prior to commencement of such installation with a payment of a **\$150** fee to offset the costs of processing the request. The request must be made by the owner of the property and may be made in conjunction with its application to the HOA for construction of improvements, consistent with the applicable Declaration of Covenants, if applicable.
 - b. If the District grants approval, sign and notarize the variance agreement in substantial form attached as **Attachment A** and pay the costs of recording.
3. The variance request must contain, at a minimum, the following information:
 - a. The contact information of the person making the variance request;
 - b. The lot number or street address of the lot on which the improvement is to be installed;
 - c. A description of the improvement(s) to be installed;
 - d. A description of what extenuating circumstances justify the easement encroachment;
 - e. A diagram showing the proposed location of the improvement(s); and
 - f. The anticipated commencement date of the installation of said improvement(s).
4. The District Engineer will perform an initial review of the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements. Such review may include, in the District Engineer’s discretion, conducting an in-person site inspection.
5. After completing the review, the District Engineer shall recommend one of the following actions to the Board of Supervisors (“Board”) and the owner:
 - a. Approve the variance request;
 - b. Approve the variance request with conditions; or
 - c. Deny the variance request.
6. The District Engineer’s recommendation, together with the variance request and supporting materials, shall be presented to the Board for consideration at the next available regular meeting. The Board may approve, approve with conditions, or deny the request. If the Board approves the request (with or without conditions), District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as

Attachment A, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. Upon execution of the agreement, the owner shall pay the District the actual costs for the recording of the variance agreement. Upon receipt of the funds for recording, the District staff shall record the agreement in the Official Records of Pasco County. At the conclusion of the installation of any approved improvements, the owner shall provide written notice to the District Manager. Within thirty (30) days of receipt of such notice, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.

7. If the Board denies the request, District staff shall notify the owner that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
8. All variance requests shall be brought before the Board of Supervisors for approval, and the Board's determination on a variance request shall be final.
9. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from the HOA, if applicable, Pasco County, the Southwest Florida Water Management District, and any other entities having an interest in the property, as applicable. The District is in no way responsible for informing residents of what other approvals they may need to obtain.
10. If improvements are constructed within a District easement or District property without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the owner to remove, relocate, or modify the improvement(s) at the owner's sole expense. If the owner is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the owner the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.
11. The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
12. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

Attachment A: Form of Variance Agreement

**Attachment A:
Form of Variance Agreement**

After recording, please return to:
Meadow Pointe II Community Development District
c/o District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Parcel Identification No.: _____

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN
MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT EASEMENT**

This Variance Agreement for Installation of Improvements within Meadow Pointe II Community Development District Easement (“**Agreement**”) is entered into as of this ____ day of _____, 20__, by and between _____ (“**Owner**”), residing at _____ and the Meadow Pointe II Community Development District (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot _____, as per the plat of _____, recorded as Instrument Number _____ (“**Plat**”), of the Public Records of Pasco County, Florida (“**Property**”); and

WHEREAS, Owner desires to erect certain improvements described as _____ (“**Improvements**”) within a District easement (“**Easement**”) located on Lot _____ (“**Easement Area**”), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing improvements within any portion of the Easement; and

WHEREAS, Owner has affirmatively demonstrated, to the satisfaction of the District Engineer, that the specific area within the Easement proposed for the Improvements is not needed for access to or maintenance of any adjacent District property, as required by the Encroachment Policy adopted pursuant to Resolution 2027-____ of the District (“**Policy**”) and has paid the required non-refundable application fee in accordance with the Policy; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. Recitals. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. Easement for Improvements Installation & Maintenance; Limitation. Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvement(s) limited to that which is described herein and no other, on the Easement Area in conformance with the plans attached hereto as **Exhibit A**.

3. Owner Responsibilities. The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the maintenance and repair of the Improvement.
- b. The Owner shall be responsible for ensuring that the Improvement and its maintenance and repair are conducted in compliance with all applicable federal, state, and local laws, regulations, and ordinances (including but not limited to building codes, zoning regulations, setback requirements, and permitting requirements), and Owner shall obtain and maintain all necessary permits and approvals at Owner's sole cost and expense. Owner represents and warrants that the Improvement as currently installed complies with all such requirements.
- c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the Improvement and its maintenance and repair do not damage any property of the District or interfere with the District's infrastructure, drainage systems, stormwater management facilities, or other facilities, or any third party's property. In the event of any such damage or interference, the Owner shall, at the District's sole option, either (i) immediately repair the damage to the District's reasonable satisfaction at Owner's sole cost and expense, or (ii) compensate the District for the full cost of such repairs, including reasonable inspection, engineering, and administrative costs. The District may, at its option, perform such repairs and invoice Owner for all costs, which invoice shall be due and payable within thirty (30) days of receipt. Owner's obligations under this paragraph shall survive termination of this Agreement.

- e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Easement Area or any Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.
- f. The Improvement shall be and remain the sole property of the Owner, and Owner acknowledges that the District has no ownership interest in or responsibility for the Improvement. The Owner shall be solely responsible for the maintenance, repair, and replacement of the Improvement at Owner's sole cost and expense, and agrees to maintain the Improvement in good, safe, and working condition at all times. Owner shall promptly remove any Improvement that becomes unsafe or falls into disrepair.
- g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. Removal and/or Replacement of Improvements. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, upon written notice of not less than ten (10) days where practicable or without notice in an emergency, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of such removal. In such instance, the Owner shall pay the District's reasonable expense for such removal within thirty (30) days of receipt of invoice.

5. Indemnification. Owner agrees to indemnify, defend and hold harmless the District, Pasco County, the Southwest Florida Water Management District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns of the foregoing, against all liability for damages, expenses, attorney's fees, and costs resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death. Venue for disputes shall be in Pasco County.

6. Covenants Run with the Land. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. Sovereign Immunity. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. Default. A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

9. Attorney's Fees & Costs. The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to recover its reasonable attorneys' fees and costs, including paralegal fees, expert witness fees, and costs of investigation, from the non-prevailing party.

10. Counterparts. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

Exhibit A

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

Owner(s):

By: _____

By: _____

Print Name

Print Name

Address

By: _____

By: _____

Print Name

Print Name

Address

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by _____. The person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

*[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF
IMPROVEMENTS WITHIN MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT
EASEMENT]*

Witnesses:

**Meadow Pointe II Community
Development District**

By: _____

By: _____

Print Name

Print Name

Address

By: _____

By: _____

Print Name

Print Name

Address

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, as Chair of the Board of Supervisors of the Meadow Pointe II Community Development District, on behalf of said district. This person ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC
(Print, Type or Stamp Commissioned Name of Notary Public)

[end of signature pages]

Tab 2

MEADOW POINTE II CDD
ENGINEERS REPORT FOR OCTOBER 7th 2026 BOARD MEETING

Discussion items:

New Building Construction – The following is the latest information from the last project team meetings on 09/11/26. The next project team meeting is scheduled for 10/09/2026.

The project team met following the Board's approval to move forward with the approximately \$3.95 million new building project. The architect is preparing the design services proposal, while AD Morgan will prepare its preconstruction/construction management proposal separately.

The team also discussed civil, geotechnical, landscaping, and stormwater needs. The goal is to keep landscaping and site improvements as cost-effective as possible while meeting County requirements. The civil engineer will also evaluate whether existing drainage infrastructure and the nearby pond can be utilized instead of constructing the small pond shown on the preliminary plans.

Once the design team is under contract, the project will move into design, and an updated project schedule and budget check will be developed. AD Morgan anticipates approximately six to seven weeks from completion of 100% construction documents to preparation of the GMP.

Lap Pool Construction – The following is the latest information from the last project team meeting on 09/25/2026. The next project team meeting is scheduled for 10/09/2026.

The project team continues to advance the design of the proposed lap pool and associated support facilities. During the most recent design coordination meeting, the team reviewed the building configuration, mechanical equipment layout, electrical requirements, landscaping, and several value-engineering opportunities. The current direction is to maintain a masonry/CMU building for the restrooms, mechanical room, and chemical room rather than introducing a separate metal building, which was determined to provide limited cost benefit and additional coordination and constructability concerns.

The team is also evaluating potential cost savings around the heater and chiller equipment yard, including the use of fencing and landscape screening in lieu of portions of the masonry enclosure, while continuing to protect the primary pool equipment within enclosed areas where appropriate for

durability and long-term maintenance. Additional value engineering is being considered within the restroom and amenity scope.

Electrical service remains an open item, as the existing electrical capacity may not be sufficient to support the proposed pool equipment and additional service improvements may be required. The design team is evaluating those requirements and the associated budget impacts.

The design team is currently working toward issuance of the 50% Construction Documents package, with the final drawing package targeted for completion by the end of October. Contractor pricing will be coordinated concurrently as the design progresses so the team can continue evaluating the overall project budget and value-engineering opportunities.

Gate at Wrencrest Drive:

The Wrencrest soft gate project is currently under County permit review, and the project team is working through comments received on the application. One of the primary remaining items is development of a formal signage and pavement marking plan associated with the proposed gate.

The original plan set referenced signage but did not include a detailed signage and striping layout, with the expectation that the County would provide direction regarding the appropriate advanced warning signs and placement. Because the proposed soft gate does not fall neatly within a specific standard roadway-signing condition, the required signage and striping involves engineering judgment, particularly with respect to advance warning and liability considerations.

Following the County's most recent review comments and subsequent coordination, BDI obtained proposals from two traffic engineering firms to prepare the required signage and striping plan. Garrett Engineering Group provided a proposal for \$3,000 and indicated that the work could be completed on an expedited basis. Alex Roark Engineering, which previously prepared the project's original traffic study, provided a fee of \$2,500, but advised that their current schedule would require approximately 4–6 weeks to complete the plan.

Dog Park Development:

The proposed dog park fencing has been approved, however, the County has advised that no impervious improvements will be permitted within the tract, which directly impacts the previously contemplated parking area. BDI has requested additional clarification from the County regarding whether a fully pervious, stabilized parking area could be permitted, provided it does not interfere with the tract's drainage function. The inquiry also specifically asks whether an ADA-compliant pervious

surface could be used for any required accessible parking space, access aisle, and route to the dog park.

If the County does not allow any parking improvements within the tract, BDi will evaluate on-street parking in the area and providing pedestrian access to the dog park instead. Once the County responds, the team will confirm the recommended parking/access approach and proceed with the next phase of the design.



GARRETT
ENGINEERING GROUP, INC.

October 2, 2026

Brletic Dvorak, Inc.
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701

RE: Wrencrest Drive Improvements, Pasco County, FL

OVERVIEW

Garrett Engineering Group, Inc. is pleased to submit this proposal for services to support Brletic Dvorak Inc. with the Wrencrest Drive Gate improvements for Meadow Pointe II CDD in Pasco County, FL.

The Objective

Signing and Marking Plans are required for improvements to Wrencrest Drive to satisfy Pasco County Government Board of County Commissioners requirements. The following tasks will be designed:

- A striping and pavement marking plan for the proposed gate improvements on Wrencrest Drive.
- All improvements shall meet the Florida Department of Transportation standards for design and construction.

OUR PROPOSAL

The following tasks are proposed:

- Design and production for the signing and pavement marking components of the gate improvements on Wrencrest Drive.
- The plans will include signing and marking plan sheet(s) and Guide Sign Work Sheet.
- One construction cost estimate utilizing FDOT historical cost information.

Project Deliverables

Following is a list of all project deliverables:

Deliverable	Description
Construction Plans	GARRETT will be responsible for the design and production of signing and marking plans sheets for insertion into the main component. GARRETT will provide signed and sealed plans upon final acceptance of the plans.
Quantities	GARRETT will include summary tables in the plans with construction quantity estimates.
Cost Estimate	GARRETT will provide one construction cost estimate using FDOT historical unit cost information.



GARRETT
ENGINEERING GROUP, INC.

Timeline for Execution

Traffic design will begin within 2 weeks of receipt of survey files. Once the project commences GARRETT will work with the client to provide a schedule of services for all deliverables.

PRICING

The lump sum price for delivery of the services outlined in this proposal is \$3,000. This pricing is valid for 30 days from the date of this proposal.

This proposal does not include any construction assistance such as shop drawing reviews, RFI responses, construction field reviews, etc. If necessary, during construction, these items can be completed for additional compensation at an hourly rate of \$263.

* Disclaimer: The prices listed are an estimate for the services discussed. This summary is not a warranty of final price. Estimates are subject to change if project scope is changed or before a contract is executed. Any items not included in this scope of work but requested by the client can be completed at an hourly rate of \$263.

CONCLUSION

We look forward to working with Brletic Dvorak Inc. and supporting your engineering efforts. We hope the above information meets your needs. If you have questions on this proposal, feel free to contact me at your convenience by email at cramirez@garretteg.com or by phone at (813) 786-0691.

Thank you for your consideration,

Carlos Ramirez, PE, PTOE
Vice President / Project Manager

Tab 3

MPII ARCHITECTURE REVIEW APPLICATIONS LOG						As of	10.06.2026				
CASE #	VILLAGE	ST. #	ST. NAME	TYPE OF REQUEST (Brief Description)	Scheme #	Primary	Trim	Door	Garage Door	ARC RECOMMEN DATION	NOTES
2026-042	Wrencrest	30543	Tremont Dr	Exterior Paint	35	SW 7570	SW 7005	SW 7579	SW 7570	Approve	Scheme #35
2026-043	Wrencrest	30710	Nickerson Lp	New Roof Installation						Approve	IKO, Weatherwood architectural shingles

Tab 4

Justin Wright
Operations Manager/Maintenance Report
October 07, 2026



- Solitude Pond Maintenance Report/ attached.
- October Newsletter / attached.
- Maintenance staff continue to clean storm drains and ponds throughout the district to keep the community clean.
- Maintenance staff have continued to clean, repair, and repaint the village walls throughout the district.
- Maintenance staff replaced signs in Colehaven village.
- Maintenance staff installed blue reflective fire hydrant markers on the roads in Vermillion village.
- Maintenance staff work on trailer for Halloween event.
- OLM October 2026 Landscape Inspection – LMP passed the inspection with a score of 90. The inspection was held on Monday, October 05, 2026.

Board Discussion / Approval

- FHP Report / attached.
- Engineer Report / attached.

Tab 5

Volume 11
Issue 10
October 1, 2026

THE MONTHLY
NEWSLETTER FOR
RESIDENTS OF THE
MPII CDD

MPII NEWS

Meadow Pointe II Clubhouse

30051 County Line Rd
Wesley Chapel, FL
33543
813-991-5016

www.meadowpointe2cdd.org
[Facebook.com/MPIICDD](https://www.facebook.com/MPIICDD)

Operations Manager

Justin Wright
justinwright@mpiicdd.org

Office Hours

Daily 8am—8:45pm

Fitness Center

M-F 7am—8:45pm
S/S 8am—8:45pm

Pool

Daily 9am—30 minutes
before dusk

Playground

Daily 9am—30 minutes
before dusk

Courts

Daily 8am—8:45pm



in this issue

Halloween Safety P. 2

CDD Projects Update P. 3

Fall Community Garage Sale P. 4

Election Day P. 6

Upcoming MPII EPC Events P. 7



This white tailed doe and her fawn were spotted in Tullamore. The fawn's spotted coat helps it hide from dangers in brush and tall grass. It appears the mother is guiding the fawn into a safe area when this photo was snapped! This pic serves as a great reminder for parents this Halloween—keep those kids safe!

Photo courtesy of Penny Harvey

MPH CDD Board of
Supervisors

John Picarelli
Chairperson
johnpicarelli@mphcdd.org

Rob Signoretti
Vice Chairperson
robertsignoretti@mphcdd.org

Jamie Childers
Secretary
jchilders@mphcdd.org

Chris Kluender
Secretary
chriskluender@mphcdd.org

Kyle Molder
Secretary
kyle.molder@mphcdd.org

The CDD Board of
Supervisors holds
public meetings twice
each month. These are
held on the 1st and 3rd
Wednesdays at 6:30
pm in the Clubhouse.

All MPH residents are
welcomed and
encouraged to attend.
This is your CDD and
attending meetings is
the best way to stay
informed and share
your input.

Halloween Safety

Halloween is almost upon us! This year Halloween falls – beautifully - on a Saturday. Additionally, late that night is the end of Daylight Saving Time, so we will set clocks back an hour, giving us an extra hour of Halloween fun (or an extra hour of sleep)! In a large community like ours, Halloween is always a pretty big deal and we should all expect a flurry of activity that night. This is especially true with the holiday falling on

Saturday, so it's vital that we all do our part to ensure that it is a fantastic, but more importantly, a *safe*, evening.

Trick or treaters: be patient with houses that mistakenly leave their lights on and understand that many people are not participating for any number of reasons. Kids should be supervised by adults if they're young or should stay in groups if they're older. Remember to use crosswalks (wherever possible) and look both ways before crossing the street. Please be extra cautious if your costume restricts your peripheral vision! If you will be out past sunset, have a flashlight with you.

If you plan on giving out candy, please do several things. First, please use your porch light and try to decorate your home some, so you *appear* to be participating. Or even better, set up outside, wear costumes, and

have a great evening interacting with your friends and neighbors. Please use prepackaged items as treats.

If you are able to offer non-consumable treats as an option, please put out a teal pumpkin. The

Teal Pumpkin Project is for kids that can't eat most (or any) candy treats due to allergies or other reasons. For more information on the Teal Pumpkin Project, go to <https://www.foodallergy.org/our-initiatives/awareness-campaigns/living-teal/teal-pumpkin-project>.

Also, please remember that some kids may come to your door in underwhelming costumes. Smile, say "Happy Halloween!" and give them a treat anyway. There could be lots of reasons why they are not in a "proper costume" – they could have a...

***Halloween Safety continues
on page 4...***



CDD Projects Update

As part of the last CDD bond (included as a portion of your CDD fees), the MPII CDD Board of Supervisors endeavored to expand the current Clubhouse with additional property across the street in front of the Kids R Kids location. Unfortunately, there were numerous delays and issues getting this project started. The issues date back to COVID shutdowns, followed by related and unrelated supply chain issues, but there were other factors as well. By the time things looked promising to start moving forward with an additional building, costs had gone up and plans had to be re-evaluated, modified, and re-approved so that the original bond budget could be adhered to while still generating a valuable, useful property for MPII residents.

At long last, things are finally moving forward with this project. The new building will contain a lobby, a large multipurpose meeting/event room, a kitchenette, restrooms, storage, and a small office and small meeting space.

While the process for projects like this can seem to take forever, things ARE moving forward and once the designs are finalized and all the proper preparatory work and permitting is

complete, the CDD Board is optimistic that construction will start well within the next 6-12 months. The result will be an expanded MPII Clubhouse with multiple buildings on two nearly adjacent plots. This will give MPII residents a brand-new location for everything from the CDD meetings to the parties and events that the EPC hosts for our entire community. What's more, residents will be able to reserve this new space just as we currently make available with the event rooms in our current space.

The expansion will enable us to make changes with the existing building which could include expanding the fitness center, expanding other spaces that residents as well as the office and maintenance staff utilize, or other options.

Additionally, progress continues toward adding the lap pool in the area behind (just north of) the existing pool. MPII's engineers are working through plans with the designers and hopefully we will have information about a groundbreaking date in a future issue of *MPII News*.

The CDD Board is also still working...

***CDD Projects Update
continues on page 5...***

October MPII Trivia

Trivia – How much Candy Corn is sold every year in the United States?

Answer on page 6.

MPII Management
Company

Inframark
Lee Griffius

Lee.Griffius@inframark.com

352-728-2186

CDD fee/Bond
Questions

Inframark Accounting
Department

assessments@inframark.com

The MPII Clubhouse
offers MPII residents
Notary Services at no
cost.

We have a certified
Notary on staff,
please call ahead for
availability.

Halloween Safety

Continued from page 2

skin condition or allergy that only allows them to wear certain clothes; they could have any number of special needs that make masks, makeup, or face paint extremely uncomfortable or impossible. They could also have budgetary reasons.

If a trick-or-treater isn't able to successfully say "trick or treat", just wish them a Happy Halloween anyway and give them a treat. Some children have speech issues or might have autism and have a hard time speaking to people. Also, if you see a car drop kids off, please don't withhold candy or

treats from them. First, they may still be one of your neighbors, from another village in Meadow Pointe and the parents are keeping them safe. And even if they're from another neighborhood altogether, take it as a point of pride that you are able to live in the kind of neighborhood that kids and families want to come to for their trick-or-treating.

For those who'll be driving on the evening of Halloween, the usual protocols are still in place. Please drive extra slowly and very cautiously all day on the 31st. Be prepared for children to dart

across the street and not see you - many costumes restrict peripheral vision. Remember how exciting Halloween night was when we were children, and be patient with the kids whose mindfulness, safety, or behavior isn't perfect. Have a Happy – and *safe* – Halloween MPIO!

For more information about having a safe 2026 Halloween, these are excellent resources:

- ♦ <https://www.safekids.org/halloween>
- ♦ <https://www.nsc.org/community-safety/safety-topics/seasonal-safety/autumn-safety/halloween?>

Fall Community Garage Sale

Don't forget the semi-annual Garage Sale – it is *fast* approaching! On Saturday, October 3rd, from 8 am – 2 pm all gates at gated villages will be open. It's the perfect time to clear out the clutter and make a little cash at the same time. Hopefully you

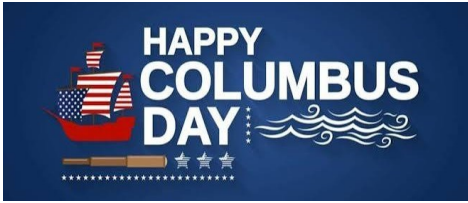
utilized the tips we provided last month and are ready to go. If not, there is still a little time left to gather and organize all your sellable possessions. Don't forget to keep small bills



and change on hand. This event generates a lot of traffic through the neighborhoods so be set up and ready by 8am to take full advantage. The next community garage sale won't be until April of 2027, so don't let this opportunity pass you by. Also, if you have unsold

items or don't want to deal with selling, but *are* cleaning, there will be a Goodwill truck at the Clubhouse parking lot accepting donations until full. Happy selling!

October Holidays



12th Columbus Day.

Commemorating Columbus' famous 1492 voyage to "the New World", MPII wishes all who celebrate it, a very Happy Columbus Day!

12th Indigenous Peoples' Day.

Many people use this day to celebrate and honor the various indigenous peoples that had settled and lived in North America long before Europeans arrived here. For those that

celebrate this holiday – Happy Indigenous Peoples' Day!



31st – Halloween. Tonight is Halloween! Originating with the ancient Celtic festival of Samhain, where the people would light bonfires and dress up in costumes to ward off ghosts, Halloween has evolved to become a very popular modern holiday. MPII wishes all our residents a very Happy (and SAFE) Halloween!

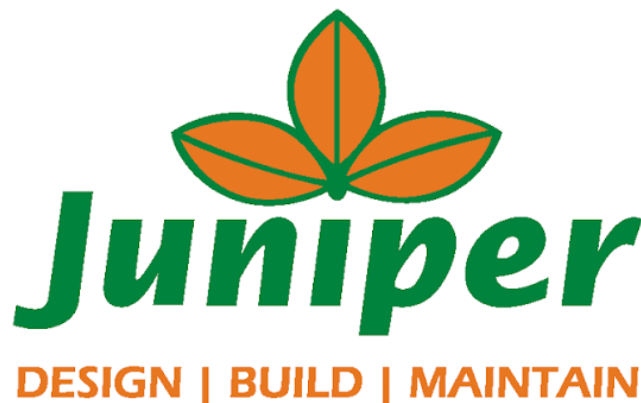


CDD Projects Update

Continued from page 3

diligently to maintain progress toward adding a dog park within Iverson for all MPII residents to use. We had a setback recently with permitting and Pasco County, but we hope to re-submit for permitting addressing all concerns so that we will soon be able to move forward.

Lastly, at the first September CDD meeting, the Board reviewed the five bids for CDD landscaping. Due to the work Juniper has done during their current contract,



combined with their bid being the lowest of the five, the CDD Board renewed the contract with Juniper and they will continue to handle the landscaping for the Clubhouse area, the three main roads through MPII (County Line,

Mansfield, and Beardsley), as well as all other common areas (village entrances, etc.).

As always, the CDD Board of Supervisors have been working hard – largely behind the scenes – to maintain, grow, and improve MPII and the residents of MPII. You can learn a lot more by attending the CDD meetings – either in person or virtually. The meetings are held on the first and third Wednesdays of each month at 6:30 pm in the Clubhouse.

Election Day

The November General Election is very nearly here – it's Tuesday, November 3rd! If you're an MPII resident, then the MPII Clubhouse is your local polling place. If you still plan to vote early, locations can be found at www.pascovotes.gov.

If you plan to vote by mail, due to changes in the process, you **MUST** request a mail in ballot by 5pm on October 22nd. Also, mail-in ballots must be **RECEIVED** by 5pm on election day (11/3) not mailed or postmarked by election day. The USPS recommends mailing your ballot by Tuesday, 10/27. Voters can also turn in mail-in ballots in person by placing them in secure drop boxes at the Supervisor of Elections office or at designated early voting sites.

However, if you're voting in person on Election Day, the Clubhouse will be open as a polling location from 7 am – 7 pm. If you're coming out to vote, please be patient with the poll workers, your fellow voters, and any wait times you have.

Due to the election, the Clubhouse office and event rooms will be closed for the day. But the pool, fitness center, and courts will be open.

Whether you're voting on Election Day or not, please be aware that there will be a significant increase in traffic (vehicle and pedestrian) in the vicinity of the Clubhouse. Please be patient and extra cautious when driving anywhere near the intersection of Mansfield Boulevard and County Line Road.

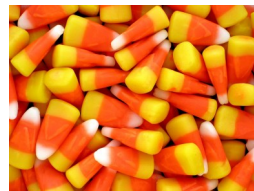
High turnout is expected as this is a Florida gubernatorial election, plus critical mid-term national elections, as well as numerous state and local positions, and even several seats on the MPII CDD Board of Supervisors. Incumbent CDD Board member John Picarelli is running unopposed for seat 4. Incumbent Jamie Childers is running unopposed for seat 3, and no one registered to run for seat 2. This will likely result in the CDD Board seeking applicants for an appointment in November. All CDD Board seats are four-year terms.

We encourage all qualified MPII residents to exercise their right to vote, to be kind and patient with the poll workers, and to be respectful of your fellow community members. Let's have yet another great voter turnout within MPII!



Trivia Answer (from page 3): 35 million pounds!

Approximately 35 million pounds, or over 9 billion individual pieces of candy corn are produced and sold each year, with 70% of sales happening in the 8 weeks leading up to Halloween. It was originally called Chicken Feed, and if you stack pieces with the pointed ends touching in the center, it does indeed closely resemble corn! Sometimes, even people who hate Candy Corn enjoy it combined with peanuts, because the combination tastes a lot like the Payday candy bar. Try some this Halloween!



Upcoming MPII EPC Events

Last month's Cleanup in conjunction with Pasco County's Keep Pasco Beautiful was a phenomenal success! A great group of volunteers came together and cleaned

up huge sections of County Line Road and Mansfield Boulevard. Lots of trash was collected and properly disposed of and our community looks better, and IS better, thanks to the hard work of those amazing volunteers – THANK YOU volunteers!

Next up, rapidly approaching, is the annual Halloween Festival! Hopefully you've already blocked off your calendars for Saturday, October 17th from 4 – 8pm. We will be having not one, but TWO



have the kids wear their costumes for this great event. If your costume isn't ready, there will be face painting on site!

We still need more volunteers, so if you have any time to spare, please email epc@mpiicdd.org to join the effort and make this event special. Keep an eye on the MPII Clubhouse Facebook page for details in the coming days about this great traditional MPII event!

Also, more details will be coming soon about our Breakfast with Santa event which is set for Saturday, December 5th. There will be opportunities for free photos with the big man himself!



Santa photographed at the 2025 Breakfast with Santa event alongside Clubhouse Operations Manager Justin Wright and CDD Board Chair John Picarelli.

MPII Clubs & Opportunities



Teach Leaf

TEACH LEAF is enrolling for the 2026-2027 school

year! The Kindergarten Learning Pod will meet on Mondays and Wednesdays and the Emerging Readers

Pod will meet on Tuesdays. This is a great opportunity for the Homeschool families in our community! For more details or to enroll in the Pod, please contact Melissa Goebel at teacher.melissa827@gmail.com.

****If you or your business offer classes, clubs, or activities that are open to all MPII residents and they take place at our Clubhouse (whether free or fee based), email newsletter@mpiicdd.org to be listed in our newsletter.***



MPII NEWS

Meadow Pointe II CDD
30051 County Line Road
Wesley Chapel, FL 33543
813-991-5016
www.facebook.com/MPIICDD
newsletter@mpicdd.org

MPII NEWS
Volume 11, Issue 10
October 1, 2026



MPII News Needs Your Photos!

If you have taken a photo within MPII that you think would make a nice cover shot on a future issue, please email it to newsletter@mpicdd.org. Submitting a photo gives us permission to use it in the newsletter. If there are people in the photo, please ensure that we have their permission to publish their photo.

Also, remember that the Clubhouse has an opt-in email list for receiving a link to the newsletter PDF each month! And, effective 6/1/26 this is the MAIN way to receive our community newsletter. To opt-in, just email newsletter@mpicdd.org and tell us what email address or addresses you'd like us to include. As of now, the Clubhouse only uses this list for the newsletter, but we may include other time-sensitive announcements in the future.

Tab 6

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Pointe 2

Account Number: _____

Technician: Michael C.

Date: 10-6-26 Time: _____

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
Method Used																																																																																																																																																																																															
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Treated Submersed Weeds																																																																																																																																																																																															
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Treated Floating Weeds																																																																																																																																																																																															
Treated Mosquitoes and/or Midges																																																																																																																																																																																															
Lake Dye																																																																																																																																																																																															
Site Inspection																																																																																																																																																																																															
WETLAND/UPLAND																																																																																																																																																																																															
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Physical weed removal																																																																																																																																																																																															
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Carp Observed																																																																																																																																																																																															
Barriers Inspected																																																																																																																																																																																															
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																																																																																																																																																																																															
Restriction # of days																																																																																																																																																																																															
Restriction Type																																																																																																																																																																																															

GENERAL OBSERVATIONS OF THE WATER

[illegible]

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE		BIRDS	
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey
☐ Other _____						

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended
☐ Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue
☐ Fish/wildlife issues	Lake # _____	that current treatments will not correct. A laboratory assessment is
☐ Low water clarity	Lake # _____	recommended to determine the cause(s) and plan the best corrective
☐ Bad Odors	Lake # _____	actions.

White copy - Customer

Yellow Copy - Field Office

CMR Rev: 05.31.18

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: ML2

Account Number: _____

Technician: Keeny

Date: 10/26/26 Time: _____

WORK PERFORMED

METHOD USED: ☒ B (Boat) ☒ BP (Backpack Sprayer) ☒ G (Galore) ☒ HC (Hand Cast)

SITE ID	1021	20	13	17	10	12	16	9	15	16	8	1	10	7	14	22	5	4	6	10	3	4	2	3	23	
Method Used																										
Treated Algae																										
Treated Cyanobacteria																										
Treated Submersed Weeds																										
Treated Grasses/Brush																										
Treated Floating Weeds																										
Treated Mosquitoes and/or Midges																										
Lake Dye																										
Site Inspection																										
WETLAND/UPLAND																										
Spot Spraying																										
Physical weed removal																										
CARP PROGRAM																										
Carp Observed																										
Barriers Inspected																										
RESTRICTION TYPE(S) DO NOT: ☐ I (Irrigate) ☐ F (Fish) ☐ S (Swim) ☐ O (Other):																										
Restriction # of days																										
Restriction Type																										

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All																									
<1', 1', 2', 3', 4', >4'																									
WATER FLOW ☐ All																									
N(None) S(Slight) V(Visible)																									
WATER LEVEL ☐ All																									
H(High) N(Normal) L(Low)																									

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS				FISH/WILDLIFE				BIRDS			
☐ Arrowhead	☐ Chara	☐ Lily	☐ Bass	☐ Alligator	☐ Anhinga	☐ Gallinules					
☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☐ Herons					
☐ Blue Flag Iris	☐ Golden Canna	☐ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis					
☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☐ Gambusia	☐ Turtles	☐ Egrets	☐ Osprey					
☐ Other _____											

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended
☐ Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

White copy - Customer

Yellow Copy - Field Office

CMR Rev. 05.31.18

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Pointe II CDP

Account Number: _____

Technician: Kyle Wilson

Date: 10/6/20 Time: 8:00

WORK PERFORMED																							
METHOD USED: B (Boat) BP (Backpack Sprayer) G (Gator) HC (Hand Cast)																							
SITE ID	54	55	56	57	58	64	65	66	67	68	69	74	85	86	88	89	90	91	92				
Method Used	G																						
Treated Algae			X												X		X						
Treated Cyanobacteria																							
Treated Submersed Weeds																							
Treated Grasses/Brush	X																						
Treated Floating Weeds																							
Treated Mosquitoes and/or Midges																							
Lake Dye																							
Site Inspection																							
WETLAND/UPLAND																							
Spot Spraying																							
Physical weed removal																							
CARP PROGRAM																							
Carp Observed																							
Barriers Inspected																							
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																							
Restriction # of days	N/A																						
Restriction Type																							

GENERAL OBSERVATIONS OF THE WATER																							
WATER CLARITY ☐ All																							
<1", 1", 2", 3", 4", >4"																							
WATER FLOW ☐ All																							
N(None) S(Slight) V(Visible)																							
WATER LEVEL ☐ All																							
H(High) N(Normal) L(Low)																							

GENERAL FIELD OBSERVATIONS																											
BENEFICIAL PLANTS												FISH/WILDLIFE						BIRDS									
☒ Arrowhead	☐ Chara	☒ Lily	☐ Bass	☒ Alligator	☐ Anhinga	☐ Gallinules	☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☒ Herons	☐ Blue Flag Iris	☐ Golden Canna	☒ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☐ Ibis	☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☒ Gambusia	☒ Turtles	☐ Egrets	☐ Osprey
☐ Other																											

CONCERNS FOR FOLLOW-UP																							
☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended																					
☐ Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.																					
☐ Fish/wildlife issues	Lake # _____																						
☐ Low water clarity	Lake # _____																						
☐ Bad Odors	Lake # _____																						

SOLITUDE

LAKE MANAGEMENT

CUSTOMER LAKE MANAGEMENT REPORT

Customer: Meadow Pointe II CND

Account Number: _____

Technician: Sageon Diego

Date: 10/6/26 Time: 8:00

WORK PERFORMED

METHOD USED: **B** (Boat) **BP** (Backpack Sprayer) **G** (Gator) **HC** (Hand Cast)

SITE ID	106	36	38	104	32	41	35	39	40	105	37	28	30	34	33	114	31	59	58	87	44	43
Method Used	G																					
Treated Algae	X																					
Treated Cyanobacteria																						
Treated Submersed Weeds																						
Treated Grasses/Brush	X																					
Treated Floating Weeds																						
Treated Mosquitoes and/or Midges																						
Lake Dye																						
Site Inspection																						
WETLAND/UPLAND																						
Spot Spraying																						
Physical weed removal																						
CARP PROGRAM																						
Carp Observed																						
Barriers Inspected																						
RESTRICTION TYPE(S) DO NOT: I (Irrigate) F (Fish) S (Swim) O (Other):																						
Restriction # of days	N/A																					
Restriction Type																						

GENERAL OBSERVATIONS OF THE WATER

WATER CLARITY ☐ All																						
<1', 1' (2') 3', 4', >4'																						
WATER FLOW ☐ All																						
N (None) S (Slight) V (Visible)																						
WATER LEVEL ☐ All																						
H (High) N (Normal) L (Low)																						

GENERAL FIELD OBSERVATIONS

BENEFICIAL PLANTS			FISH/WILDLIFE			BIRDS							
☒ Arrowhead	☐ Chara	☒ Lily	☐ Bass	☒ Alligator	☐ Anhinga	☒ Gallinules	☐ Bacopa	☐ Cordgrass	☐ Naiad	☐ Bream	☐ Otter	☐ Coots	☒ Herons
☐ Blue Flag Iris	☐ Golden Canna	☒ Pickerelweed	☐ Catfish	☐ Snakes	☐ Cormorant	☒ Ibis	☐ Bulrush	☐ Gulf Spikerush	☐ Soft Rush	☒ Gambusia	☒ Turtles	☐ Egrets	☐ Osprey
☐ Other _____													

CONCERNS FOR FOLLOW-UP

☐ Recurring or excessive algae	Lake # _____	☐ Water Quality Assessment Recommended
☐ Persistent invasive weeds	Lake # _____	Persistent problems may indicate an underlying water quality issue that current treatments will not correct. A laboratory assessment is recommended to determine the cause(s) and plan the best corrective actions.
☐ Fish/wildlife issues	Lake # _____	
☐ Low water clarity	Lake # _____	
☐ Bad Odors	Lake # _____	

Tab 7

		FHP OFF DUTY ACTIVITY REPORT						
DATE	SHIFT	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING VIOLATIONS
7/1/2026	4pm-8pm	4	0	1	0	0	2 2 reg/tag vio; 1 arrest for warrant - taken to county jail	0
7/7/2026	4am-8am	8	0	0	0	0	3 1 DL; 1 ins; 1 driving w/o headlights	0
7/8/2026	4pm-8pm	10	1	0	0	0	5 1 DL; 2 ins; 2 reg	0
7/14/2026	5am-9am	12	0	0	1	0	7 1 driving w/o headlights; 1 red light vio; 1 window tint; 2 DL vios; 2 ins	0
7/21/2026	4am-8am	8	0	0	0	0	3 2 ins; 1 expired tag	0
7/22/2026	4pm-8pm	9	0	0	0	0	5 1 move over law; 2 ins; 2 tag/reg vio	0
7/28/2026	4am-8am	9	2	0	0	0	7 1 susp DL; 1 ins; 3 tag/reg; 2 DL	0
7/29/2026	1pm-5pm	4	1	1	0	1	2	0
8/4/2026	4am-8am	7	0	0	0	0	2 1 ins; 1 equipment vio	0
8/5/2026	3:30pm-7:30pm	9	0	0	0	0	4 2 ins; 2 window tint	0
8/13/2026	1pm-5pm	5	2	0	0	0	2	0
8/13/2026	4am-8am	9	0	0	0	0	5 4 insurance; 1 driving w/o headlights	0
8/18/2026	4am-8am	10	0	0	0	0	4 2 ins; 1 DL; 1 equipment	0
8/19/2026	4pm-8pm	10	0	0	0	0	6 3 ins; 1 reg; 1 window tint; 1 ped vio	0
8/25/2026	4am-8am	9	0	0	0	1	5 2 ins; 2 expired tag; 1 expired DL	0

8/27/2026	4am-8am	7	2	0	0	0	3 1 ins; 1 reg; 1 driving w/o headlights	0
9/9/2026	4pm-8pm	1	0	0	0	0	Bad weather during shift	0
9/11/2026	4am-8am	11	2	0	0	2	6 2 ins; 2 DL ; 1 tag/reg; 1 improper passing	0
9/15/2026	4am-8am	9	0	0	0	1	4 2 ins; 1 tag/reg; 1 driving w/o headlights	0
9/16/2026	1:30pm- 5:30pm	7	2	0	0	0	3 1 ins; 1 tag/reg; 1 window tint	0
9/17/2026	4am-8am	9	0	0	0	0	5 1 ins; 1 DL vio; 2 window tint; 1 driving w/o headlights	0
9/22/2026	5am-9am	6	3	0	0	0	3 Insurance	0
9/23/2026	1pm-5pm	11	0	0	0	0	6 3 ins; 1 move over law; 1 faulty equipment; 1 tag vio	0
9/24/2026	2pm-6pm	5	1	0	0	0	2	0
10/1/2026	2pm-6pm	5	1	0	0	0	2	0

YTD FHP Off Duty Activity Report

YTD as of 1/1/26	SPEED WARNINGS	SPEED CITATIONS	ARRESTS	STOP SIGN	SEAT BELT	OTHER	STREET PARKING
6/29/2026	307	74	0	5	6	159	0
10/1/2026	189	16	2	1	8	94	0

PCSO EXTRA DUTY MONTHLY ACTIVITY REPORT

DATE	SHIFT	STREET PARKING VIOLATIONS	RADAR RUNNING TIME	OTHER	DEPUTY					
3-Sep	6AM-12PM	3 written warnings		Observed 3 vehicle's parked on the side of the road located at Morningmist, Fog Hollow and Tremont. Then positioned my vehicle towards the stop signs at Wrencrest/Nickerson. I observed 7 vehicles failing to stop at each stop sign. A traffic stop was initiated on each vehicle and contact was made with each driver. No signs of previous citations were ever given; informed they would get a verbal warning and to always stop at all stop signs. If they were found failing to stop in the future then a citation would be written. Then positioned my vehicle throughout the community, conducted stationary laser.	GUTIERREZ					
7-Sep	6AM-12PM			Patrolled villages for illegally parked cars. Hage written warnings to those without prior citations. Assited a call for a couple hours, then patrolled Rensselaer Dr for the last 20 minutes of the shift	BLANCO					
9-Sep	12-6pm	10 Parking warnings		Patrolled area for illegal street parking violators. Made contact with 10 people who parked on the roadways and gave them verbal warnings. Postioned patrol vehicle near the schools to aid with traffic. Ended shift patrolling neighborhoods due to rain	RICHARDSON					
12-Sep	4-10pm	2 traffic warnings 3 traffic citations 1 arrest		Conducted several traffic stops; arrested a speeding driver that had an active warrant. Patrolled neighborhoods and remained highly visible to the public.	REYES					

14-Sep	6AM-12PM			Provided visible throughout the community, focusing on RADAR and speed enforcement in the areas and school zones. Traffic flowed smoothly and addressed as they were observed. NFA	MACDOUGALL					
16-Sep	12-6pm			Conducted continual patrols throughout the villages for parking and traffic issues. Around release time for the nearby schools, I provided a visual law enforcement presence in the school zone. 1 verbal warning for a traffic violation and 9 street parking warnings were given.	GALLAGHER					
18-Sep	12-6pm			Conducted several patrols throughout the neighborhood looking for parking violations along with other traffic violations. Several traffic stops were conducted due to e-bike violations, along with stop sign violations	STEELE					
22-Sep	6AM-12PM			During my detail, I maintained a highly visible persence throughout the community. I positioned my patrol vehicle in the median near Wiregrass Elementary school to deter speeding and promote compliance with the posted school zone speed limit during school hours. I also conducted a stationary patrol in the parking lot of the Kids R Kids school to provide additional visibility in the area. I concluded this extra duty by maintaining a visble presence at the community clubhouse. No significant incidents occurred during my shift	MASSARO					

25-Sep	4-10pm		N/A	During my shift I conducted high visibility patrols throughout the community. Monitored the area for suspicious activity, traffic concerns, illegal street parking and unsafe or unlawful operation of E-bikes and gold carts. Particular attention was given to areas where parking violations and related community concerns have been reported. No significant incidents were observed and no law enforcement action was necessary.	MASSARO					
28-Sep	6AM-12PM			Conducted multiple directed patrols through the neighborhood. Conducted multiple foot patrols and checks of the pool and clubhouse as requested. Conducted a check for illegally parked cars. Provided a traffic calmin presence and static traffic post. Observed multiple people out for strolls. Assisted with another event.	SHERRY					
30-Sep	12-6pm			Upon arrival I completed a full sweep of the neighborhood in order to locate any illegally parked vehicles or community violations. I then positioned my patrol vehicle in a highly visible area to the public. I completed my shift without need for law enforcement action	MASSARO					