

Long Lake Ranch Community Development District



Recreational Facilities and Parking Rules & Regulations

Adopted on October 2, 2014
Revised on March 5, 2015;
April 16, 2015;
October 7, 2015;
February 16, 2016;
November 5, 2020
April 7, 2022

Recreational Facilities Rules & Regulations

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Recreational Facilities and Parking Rules & Regulations

General

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [April 7, 2022] at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Long Lake Ranch Community Development District ("District") adopted the following rules to govern its recreational facilities, parking, and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules and Regulations ("Rules") for the safety and security of the District and its Members (as defined herein). The Board may modify these Rules from time to time as needed.

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

Definitions

All capitalized terms shall have the meanings as defined herein.

Adult – An individual eighteen (18) years of age, or older.

Amenity Access Cards – Cards are issued to eligible Members that meet the requirements contained in these Rules strictly for the use of the individual to access the Recreational Facilities in accordance with the Rules. The cards will be issued at the activity center and will contain a photo of the family cardholder.

Annual Pass – an annual pass may be purchased by a non-Resident or non-Tenant of the District at a cost of \$2,000.00 each per Household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and penalties as Residents within the District.

Annual Passholder – any person who is the holder of an Annual Pass.

Board of Supervisors or Board – the Board of Supervisors of the Long Lake Ranch Community Development District.

Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.

Community Facilities – All areas included in the Recreational Facilities and Common Areas.

District Management or District Manager – Those agents and representatives of the management firm hired by the District.

Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The Amenity Manager may make accommodations as necessary for unaccompanied Guests. Approvals must be received in advance and are at the discretion of the Amenity Manager.

“Household” – shall mean a residential unit or a group of individuals residing within a Member’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

Member – Shall mean Residents, Annual Passholders and/or Tenants.

Motorized Vehicle – A motorized vehicle is any type of vehicle that is powered by means other than human power (typically electric or gasoline engine), and includes, but is not limited to passenger vehicles, commercial vehicles of any kind, trucks, limousines, recreational vehicles, tractors, go-carts, golf carts, motorcycles, motor scooters, electric bikes, all-terrain vehicles (“ATV”) or any other related form of transportation devices.

Parked – A vehicle or vessel left unattended by its owner or user.

Properties – Shall mean and refer to that certain real property located within the District boundaries, and such addition thereto as may hereafter be brought within the boundaries of the District.

Recreational Facilities– Includes the swimming pool facilities, activity center, playground, restrooms, basketball, pickleball and tennis courts, dog park, community dock and lake trail.

District Staff or Staff – Those individuals employed by District Management or the amenities’ management firm hired by the District such as Amenity Manager, pool attendants, and maintenance personnel.

Amenity Manager – On-site member of the Staff responsible for managing the District’s Community Facilities

Resident –any person or Household owning property within the District’s boundaries.

Rules– Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, agents and contractors within the Properties.

Tenant – A lessee of a dwelling within the District who has had the Resident’s privileges

under these Rules transferred pursuant to these Rules.

Tow-Away Zone – District property in which parking is prohibited and where the District is authorized to initiate a towing and/or removal action.

Vehicle – any mobile item which normally uses wheels, whether motorized or not.

Vessel – Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

Conduct Code

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

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

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

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

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

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

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

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

Lease Procedures and Transfer of Privileges

Residents who rent or lease residential units in the District shall have the right to designate the Tenant of a residential unit as the beneficial users of the Resident's privileges to use the Community Facilities, subject to requirements stated herein.

Resident shall provide a completed Assignment of Use Form to the Amenity Manager designating and identifying the Tenant(s) who shall hold the beneficial usage rights, submitting with such notice the Tenant's proof of residency (i.e., a copy of the lease agreement).

Tenant(s) who are designated by Resident as the beneficial user of the Resident's rights to use the Community Facilities shall be entitled to the same rights and privileges to use the Community Facilities as the Resident, subject to all these Rules.

A Tenant may not transfer privileges to another person. Upon transfer of privileges to a Tenant, Resident shall no longer has any privileges to use Community Facilities until such time that the Amenity Manager is notified of termination of transfer and the Amenity Access Cards for the Tenants are returned. In the event a home is sold, the Residents' Amenity Access Cards are to be turned in to the Amenity Manager. The card will be deactivated and reissued to the new Resident.

Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Amenity Staff may ask to inspect proper identification and those persons not showing it maybe required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each Member Household is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given. Guests must be accompanied at all times by a member of the Member Household who is 18 years old or older and must obtain a Guest pass from the Amenity Manager. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult. Members 15-17 years of age may have one Guest.
3. Members and Guests may use the Recreational Facilities as follows:
 - a. Each Member Household will be issued two (2) Amenity AccessCards. These cards are for use by the cardholder only.
 - b. The card is used to access the swimming pool facility, tennis court, playground, park restrooms, and the open park and/or trail gates. Age restrictions apply.

- c. When you use the Amenity Access Card, your name and time of entry are registered.
- d. Your card is your responsibility. If you misplace your card please contact Staff immediately so that the card can be deactivated.
- e. Replacement cards will be issued at a charge of \$25 per card.
- f. Hours for the Community Facilities are posted at the entrance to each facility and are sunrise to sunset. Pasco County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
- g. When applying for an Amenity Access Card, the Member must present a State-issued identification (e.g., driver's license, birth certificate, or passport), along with proof of ownership (e.g., a copy of the Resident's Warranty Deed or signed settlement pages). Each Member is required to sign an Amenity Access Card Agreement to obtain access cards. Tenants must provide a copy of their lease and of the Assignment of Use form, each signed by the Resident and Tenant.
- h. Shirts and shoes are to be worn in the Recreation Facilities, except the swimming pool area.
- i. Wet bathing suits are not allowed to be worn inside the Activity Center.
- j. Profanity, bullying, and/or disruptive behavior will not be tolerated.
- k. No vandalizing of Community Facilities.
- l. Anyone fourteen (14) years old or younger must be accompanied by an Adult while at the swimming pool facilities and dog park. Anyone eleven (11) years old or younger must be accompanied by an Adult while at all other Recreational Facilities.
- m. Diving or flips into the lake from the community dock or from the pool deck into the swimming pool is not allowed.
- n. No fighting.
- o. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
- p. With the exception of a community sponsored event where alcoholic beverages are permitted, Members or Guest(s) may not bring or consume alcoholic beverages within the Community Facilities. No one is allowed to bring or consume alcoholic beverages within the Community Facilities. Members or Guests who are under the influence of alcoholic beverages or illegal drugs will not be permitted on District premises and if present will be

asked to leave the premises immediately.

- q. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia is prohibited.
 - r. No pets (except for service animals as defined by Florida Law) will be allowed in the Activity Center, the swimming pool area, or other posted areas. With the exception of the Dog Park, all pets must be on a leash at all times when on any Common Areas.
 - s. Community Facilities shall be used only for the purpose for which they are designed.
 - t. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed. Violations may result in suspension of amenity privileges.
 - u. Call 911 in the event of an emergency.
- 4. Community property may not be altered or removed from any Community Facility without written consent of the Board of Supervisors, District Manager, or Amenity Manager.
 - 5. COMMON AREAS: The District owns and maintains various Common Areas throughout its boundary including, but not limited to stormwater lakes, landscape tracts, and other common areas. The Common Areas shall be used only for their intended purpose and as contemplated herein. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris, or unsightly materials will be permitted on Common Areas. Any misuse, unauthorized use, or damage (whether intentional or unintentional) to the Common Areas shall be deemed a violation of these Rules and may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with the section "Violation of Rules" herein.
 - 6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family and/or Guests.
 - 7. In accordance with the Florida Clean Indoor Air Act, smoking and vaping are prohibited within the Community Facilities.
 - 8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
 - 9. Programs may be offered at the Recreational Facilities for Members' participation.

These programs may have a cost for participation. All instructors are independent contractors that must be approved, certified, insured and must have a contractual agreement with the District.

10. With the exception of a community sponsored events, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
11. Sports equipment may be borrowed from the Clubhouse office, provided that an Amenity Access Card is left at the office to ensure the return of the equipment. Members will be required to pay for the replacement of any equipment they damage or lose. Management may suspend all amenity privileges in accordance with the Violation of Rules and Regulations herein provided until the matter is resolved.
12. Motorized Vehicles are prohibited on District Common Areas, including but not limited to stormwater pond banks and landscape buffers, and the lake trail. Notwithstanding the prior sentence, District Staff, employees and vendors/consultants are authorized to use Motorized Vehicles on District Common Areas and the lake trail as needed in relation to work conducted on behalf of the District.

Community Facility Rental Policies

Members and non-Members may reserve for rental the multi-purpose room located in the Activity Center and the Tennis/Pickleball Court for private events/play. Reservation of the Tennis/Pickleball Court is specifically addressed in the section regarding the Tennis/Pickleball Court. Reservation of the pavilion area within the Park (as hereinafter defined) is specifically addressed in the section regarding Playground Rules. The following is particular to the Activity Center. The daily Guest limits referenced in these Rules shall not apply to Guests attending a Member's private function. Members and non-Members interested in reserving the multi-purpose room should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Community Facilities are not available for reservation when those facilities have been otherwise reserved for use by the District or HOA, Master Association.

1. *Available Facilities:* The following Community Facilities are available for private rental for up to four (4) total hours (including set-up and post-event cleanup), at the following rates:
 - Multi-purpose Room in Activity Center
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no charge
 - Reservation by Members - \$60.00
 - Reservation by non-Members - \$110.00
 - Reservation by other governmental unit - \$60.00

No alcohol may be served or consumed on District property, including during private events. The Member or non-Member renting any portion of the Community Facilities shall be responsible for any and all damage and costs

to repair arising from the rental.

2. **Reservations:** Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, two (2) checks from the Member's or non-Member's personal checking account or money orders (no cash) in the Member's or non-Member's name made out to the *Long Lake Ranch Community Development District* should be submitted to the Amenity Manager. One (1) check should be in the amount of the room rental fee referenced above and the other check should be in the amount of a deposit (see subsection 4. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.
3. **Staffing:** When Staff is required at a private event, Members shall be required to pay for the Staff at a rate to be determined by the Amenity Manager.
4. **Deposit:** As stated above, private rental of the multi-purpose room in the Activity Center requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00

To receive a full refund of the deposit, and to avoid cleaning charges following a private rental, the following must be completed:

- a. Ensure that all garbage generated by the private rental is removed from the premises and placed in the District's dumpster.
- b. Remove all displays, favors or remnants of the event.
- c. Restore the furniture and other items to their original position.
- d. Wipe off tabletops, etc.
- e. Ensure that no property has been removed from the rented premises.
- f. Ensure that no damage has occurred to the rented premises and/or any property in the Activity Center.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

5. **Adherence to Rules.** Members and non-Members and their Guests are required to adhere to all Rules. Failure to comply with such Rules may result in the forfeiture of the deposit. The Member or non-Member who made and paid for the reservation must attend the full four hours of the rental.

6. *Additional Cleaning.* If additional cleaning of rented facilities is required, the Member or non-Member reserving the facility will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Members and non-Members may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.
7. *General Policies:*
 - a. No decorations may be affixed to the walls, doors or any fixtures.
 - b. The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
 - c. Event Liability coverage may be required on a case-by-case basis in the sole discretion of the Board of Supervisors.
 - d. Members may reserve only one four-hour rental block at a time and no more than one rental area at a time. Members are allowed up to four area rentals per calendar year.

Community Dock and Lakes

1. Swimming is not permitted in any of the stormwater ponds within the District, inclusive of the lake
2. The operation of motorized watercraft upon the stormwater ponds within the District, inclusive of the lake, is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. The operation of non-motorized watercraft is allowed solely upon the waterbodies identified in the "Fishing and Boating Area Map" attached hereto as **Exhibit A**. The location of permissible points of entry and exit for non-motorized watercraft is identified on the Map.
4. Diving, running and/or flipping off of the dock is not allowed.
5. Glass containers are not allowed on the dock or near the lake.
6. Anyone eleven (11) years old or younger must be accompanied by an Adult Member at all times.
7. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia are prohibited on the dock.
8. Items left on the dock or near the lake after dusk will be kept in the Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.
9. Call 911 in the event of an emergency.

10. Community Dock and lake hours are from sunrise to sunset.

Fishing

1. The District ponds and other stormwater management facilities ("Ponds") primarily function as retention Ponds to facilitate the District's treatment of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing shall be catch and release **only**.
2. Fishing in the District's stormwater ponds is prohibited except: (1) by Members in those designated areas identified in the Fishing and Boating Area Map attached hereto as **Exhibit A**; and (2) by Members directly behind such Members' own lots (i.e., outside of the designated fishing areas identified in Exhibit A. Fishing behind a home other than your own is not permitted). Permitted fishing areas may be subject to change.
3. The District's Ponds are subject to environmental permits; therefore, the policies provided herein related to the Ponds may be subject to change in accordance with such permits.
4. Call 911 in the event of an emergency.

Dog Park Rules (the "Dog Park") – Use of the dog park is at your own risk

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and must wear a visible rabies and license tag at all times.
6. Limit three dogs per Adult dog handler.
7. Puppies under four months of age may not enter the Dog Park.
8. Children fourteen (14) years old and younger must be accompanied by a parent or adult while within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.

11. Female dogs in heat are not permitted in the Dog Park.
12. Food of any kind is prohibited inside the Dog Park.
13. Dog handlers must clean up any dog droppings made by their pets.
14. Dog handlers are responsible for any damages caused by their dogs in the dog park.
15. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
16. Only licensed and insured dog trainers will be permitted to provide training at the DogPark. Members must register any trainer with the District prior to working with the dog. Failure to register a dog trainer is a violation of District Rules and may result in the suspension of amenity privileges.
17. Use of alcohol, tobacco products, vaping, marijuana, illegal drugs and paraphernalia is prohibited in the Dog Park.
18. The Dog Park area is equipped with closed-circuit surveillance cameras.
19. Call 911 in the event of an emergency.
20. Incident Reporting:
 - a. Members are required to report any incident involving a Member and/or a Members' dog, the injury of a person or dog, and/or the infraction of any District policy to the Amenity Manager or District Manager within 24 hours of the incident to create an Incident Report. Any violation of District Rules may result in suspension or termination of amenity privileges as described in the section "Violation of Rules" herein.
 - b. The report of an incident shall include the name and address of the person reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
 - c. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>
21. Dog Park hours are from sunrise to sunset.

Lake Trail

1. There are six (6) access points for the lake trail. Members are prohibited from altering any District property adjacent to or abutting their homes to provide for an additional point of access to the lake trail.
2. Pedestrians have the right-of-way.

3. Call 911 in the event of an emergency.
4. Allow other walkers, runners, bikers, or skateboarders who may be following to safely pass on your left.
5. Bicycles and skateboards are allowed on the trail. Bikers and skateboarders should stay to the left when passing pedestrians.
6. Children eleven (11) years old and younger must be accompanied by an Adult at all times.
7. The fence which surrounds the lake trail is the property of the District and may not be removed or altered in any way.
8. Motorized Vehicles are prohibited on the lake trail, except for District Staff, employees and vendor/consultants as needed in relation to work conducted on behalf of the District.
9. Lake Trail hours are from sunrise to sunset.

Playground Rules (the "Park")

1. Park hours are from sunrise to sunset.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in the Park.
5. Alcoholic beverages are not allowed in the Park or on any District property.
6. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia is prohibited in the Park.
7. Use of profanity and/or disruptive behavior will not be tolerated.
8. Report violators, damaged equipment, and unsafe conditions to the Amenity Manager.
9. Call 911 in the event of an emergency and inform the Amenity Manager and District Manager.
10. The Park is equipped with closed-circuit surveillance cameras.
11. Members and non-Members may reserve the Pavilion within the Park for private events/play. The daily Guest limits referenced in these Rules shall not apply to guests attending a private function; however, guests of private events shall be

limited to twenty (20) individuals. Members and non-Members interested in reserving the Pavilion should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. All parties must provide a completed Use Application to the Amenity Manager and a refundable deposit. The reservation time is limited to four (4) hours. Members and non-Members are responsible for all clean-up and disposal of items related to the private event.

Reservations: Members and non-Members interested in making a reservation must submit to the Amenity Manager a completed Use Application. At the time of submission, one (1) check or money order (no cash) from the Member or non-Member applying for the reservation made out to the *Long Lake Ranch Community Development District* shall be submitted to the Amenity Manager in the amount of the deposit (see subsection a. below). The Amenity Manager will review the Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed in writing to the District's Board of Supervisors for consideration. For consideration, all written appeals should be delivered to the District Manager.

- a. *Deposit:* As stated above, reservation of the Pavilion in the Park requires a deposit according to the following schedule at the time the reservation is approved:
 - Reservation by the District or the Long Lake Ranch HOA, Master Association – no deposit required
 - Reservation by Members - \$300.00
 - Reservation by non-Members - \$600.00
 - Reservation by other governmental unit - \$100.00
- b. To receive a full refund of the deposit the following must be completed:
 - Ensure that all garbage generated by the private party is removed from the premises and placed in the District's dumpster.
 - Remove all displays, favors or remnants of the event.
 - Wipe off tabletops.
 - Ensure that no damage has occurred to the Pavilion or the Playground.

The Amenity Manager shall determine the amount of deposit to return, if any. Deposit checks will be returned only to the individual who completed the Use Application or to a party designated by such individual at the time of submittal of the Use Application.

Swimming Pool Facility (the "Pool Facilities")

1. The Pool Facilities are open from sunrise to sunset.
2. Amenity Access Cards must be readily available to Staff when using the Pool Facilities.

3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children fourteen (14) years old and younger must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire must be worn while using the Pool Facilities. No thong swimwear is permitted at the Pool Facilities.
7. Use of vaping, tobacco products, marijuana, illegal drugs and paraphernalia are prohibited in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobics equipment.
11. No running or rough housing is allowed in the swimming Pool Facilities.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited within four (4) feet of the pool and on the pool wet deck area as established by the Florida Department of Health.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool. All pool furniture must be returned to its original position after use. Please close umbrellas after use.
19. Items left in the Pool Facility after dusk will be kept in Lost & Found for a period of one (1) week. If the item(s) are not claimed, the item(s) will be discarded.

20. The Pool Facility cannot be rented for parties or other group functions, except as provided below.
21. Any person swimming after the Pool Facilities are closed may be suspended from the Pool Facilities for the remainder of the year and is subject to trespassing charges.
22. Call 911 in the event of an emergency.
23. The Pool Facilities are equipped with closed circuit surveillance cameras.
24. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

Pool Parties

1. All parties shall be limited to the area of the Pool Facility designated by the Amenity Manager. Unauthorized pool parties are not permitted.
2. All parties must be booked in advance through the Amenity Manager, which the Amenity Manager may approve in his/her sole discretion. Certain dates may be unavailable for parties, as determined in the Amenity Manager's discretion. Only Members can book a pool party.
3. The party is limited to a maximum of twelve (12) people for up to four (4) hours (including set-up and post-event cleanup).
4. For every five (5) children who are five (5) years old and younger at least one adult must be present.
5. All paper goods, including decorations, plates, cups, etc., trash, and food must be removed at the end of the party from the Pool Facility.
6. All food and gift wrap must be kept away from the pool.
7. Tables must be wiped down thoroughly at the end of the party.
8. No balloons, silly string, glitter, confetti or other messy party favors are permitted.
9. Member's fees for pool parties are as follows:
 - a. Reservation: \$60.00
 - b. Security Deposit: \$300.00
10. All other Rules provided in the Community Facility Rental Policies shall also apply to Pool Parties. To the extent any provisions in this section conflict with the provisions of the Community Facility Rental Policies, this section shall control.

Tennis/Pickleball and Basketball Court

1. The tennis and pickleball courts can be accessed with the Amenity Access card.
2. Play is on a first come, first served basis unless an event has been planned using these areas or the area is reserved in accordance with the provisions of this section.
3. Proper tennis attire is required while on the courts, such as sportswear and tennis shoes/sneakers.
4. Profanity and/or disruptive behavior are not permitted.
5. No rollerblades, skateboards, bicycles, children's motorized vehicles or similar equipment are allowed on the tennis/pickleball or basketball courts. The tennis/pickleball and basketball courts may only be utilized for their intended purpose of tennis/pickleball and basketball, respectively.
6. Glass containers are not allowed in the tennis/pickleball or basketball court areas.
7. Alcohol, vaping, tobacco products, marijuana, illegal drugs, and paraphernalia are prohibited on the tennis/pickleball or basketball courts.
8. Portable radios and/or "boom boxes" are not allowed in the tennis/pickleball or basketball areas. All portable electronic devices are allowed if headphones are used.
9. No pets, except for service animals are allowed on the basketball or tennis/pickleball courts.
10. Any Member eighteen (18) years or older may (one time per month) reserve a tennis/pickleball court at no fee for doubles (4 players) or both courts (8 players). Time is limited to ninety (90) minutes. Requests must be submitted to the Amenity Manager at least one (1) week in advance in order to give other Members proper notice of a reservation.
11. Tennis/Pickleball and Basketball Court hours are from sunrise to sunset.

Violation of Rules

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

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

1. *Suspension of Rights.* The District, through its Board of Supervisors, District Manager, and/or Amenity Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behavior:

- a. Submits false information on any application for use of the Community Facilities;
- b. Permits the unauthorized use of an Amenity Access Card;
- c. Exhibits unsatisfactory behavior or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District Rule contained herein;
- f. Treats the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property;
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests;
- i. Uses the Recreation Facilities after such facilities are closed;
- j. Is arrested while on District property.

2. Incident Reporting

- a. In the case of an emergency or injury, call 911 immediately, then contact the Amenity Manager and/or the District Manager.
- b. Members who are involved in any incident or accident while on District property must report the incident or accident to the Amenity Manager and to the District Manager for the purpose of creating an Incident Report within 24 hours of the incident or accident. Incidents on District property involving violation(s) of District Rules and/or involving injury to another Member, Guest, or pet may result in suspension from the Community Facilities and/or termination of privileges for Members in accordance with this section, "Violation of Rules".
- c. The report of an incident on District property shall include the name and address of the Member reporting, the date and time of the incident, the location on District property where the incident occurred, and a description of the incident.
- d. Contact information for the District Manager or Amenity Manager can be found on the District's website at <https://www.longlakeranchcdd.org/>

3. *Authority of Amenity Manager.* The Amenity Manager or his or her designee has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. The Amenity 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 privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors.
4. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed the number of days until the next advertised meeting of the Board of Supervisors. Any such person will have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager before the next meeting of the Board of Supervisors.
5. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

Parking

1. *Introduction:* This Rule authorizes parking in designated areas and the towing/removal of unauthorized vehicles and vessels parking on District property designated as Tow-Away Zones, which are identified on **Exhibit B** attached hereto.
2. *Designated Parking Areas:* Vehicles and vessels may be parked on District property only as indicated on Exhibit A, and as set forth below:
 - a. **DISTRICT AND COUNTY ROADWAYS.** Please refer to Chapter 316, *Florida Statutes*, and Sections 70 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of vehicles or vessels on District and County roadways.
 - b. **AMENITIES AREAS.** Vehicle parking is permitted for Members, Guests and District Staff, employees and vendors/consultants only during the hours set forth below. **ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:**

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard	7:00 AM to 11:00 PM

Townhome Amenity Center onLake Waters Place	7:00 AM to 11:00 PM
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- c. **COMMON PARKING SPACES IN TOWNHOME NEIGHBORHOODS.** Vehicle parking is permitted for Guests and for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities in the common parking spaces in the Townhome Neighborhoods that are denoted with hash marks on **Exhibit B** attached hereto. No other parking, including, but not limited to, parking of Member-owned vehicles, are permitted in these spaces at any time.
- d. **OTHER DISTRICT COMMON AREAS.** Vehicle parking is permitted for District Staff, employees and vendors/consultants only, in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

3. *Establishment of Tow-Away Zone.*

- a. **DISTRICT TOW-AWAY ZONES.** All District property in which parking is prohibited as set forth in Section 2 herein, either entirely or during specific hours, or is otherwise identified in **Exhibit B** attached hereto, is hereby declared a Tow-Away Zone. To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
- b. **DISTRICT AND COUNTY ROADWAYS.** In the event that Members or Guests are parking on District or County roadways in contravention of state law and/or local ordinances, the District Manager shall contact the Pasco County Sheriff's Office to enforce such parking regulations

4. *Exceptions.*

- a. **VENDORS/CONTRACTORS.** The District Manager may authorize vendors/consultants in writing to park company vehicles without charge and in order to facilitate District business. All vehicles so authorized must be identified by a vendor window pass or have company vehicle signage clearly visible.

5. *Towing/Removal Procedures.*









- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations in the areas identified in Section 3 herein, and shall identify the hours in which the area is

designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, *Florida Statutes*

- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager must verify that the subject vehicle or vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove vehicles and vessels for the removal of such unauthorized vehicle or vessel at the owner's expense. The vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 - c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.
- 6. *Parking at Your Own Risk.* Vehicles or vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or vehicles or vessels.
 - 7. *Sovereign Immunity.* Nothing herein shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28, *Florida Statutes*, or applicable statutes or law.

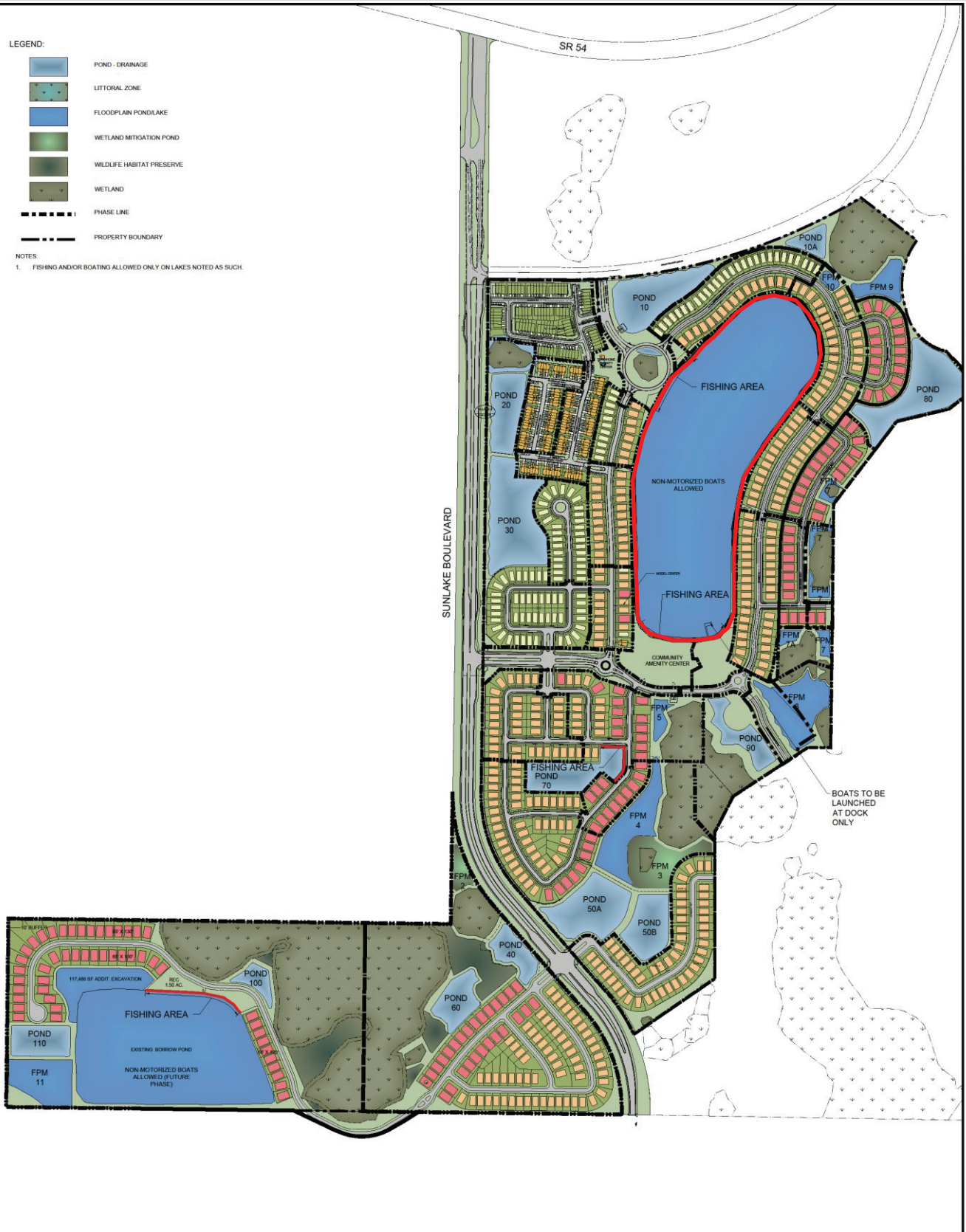
EXHIBIT A

LEGEND:

-  POND - DRAINAGE
-  LITTORAL ZONE
-  FLOODPLAIN POND/LAKE
-  WETLAND MITIGATION POND
-  WILDLIFE HABITAT PRESERVE
-  WETLAND
-  PHASE LINE
-  PROPERTY BOUNDARY

NOTES:

1. FISHING AND/OR BOATING ALLOWED ONLY ON LAKES NOTED AS SUCH.



Long Lake Ranch
Fishing and Boating Area Map

Long Lake Ranch CDD
Pasco County

DATE: 08/11/2011	BY: J. HEIDT
PROJECT: LONG LAKE RANCH CDD	SCALE: 1" = 100'
DESIGNER: J. HEIDT	DATE: 08/11/2011
CHECKER: J. HEIDT	DATE: 08/11/2011
APPROVER: J. HEIDT	DATE: 08/11/2011
REVISIONS:	
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EXHIBIT B



LLR PARKING EXHIBIT A-1

LLR V8 and Amenity Center

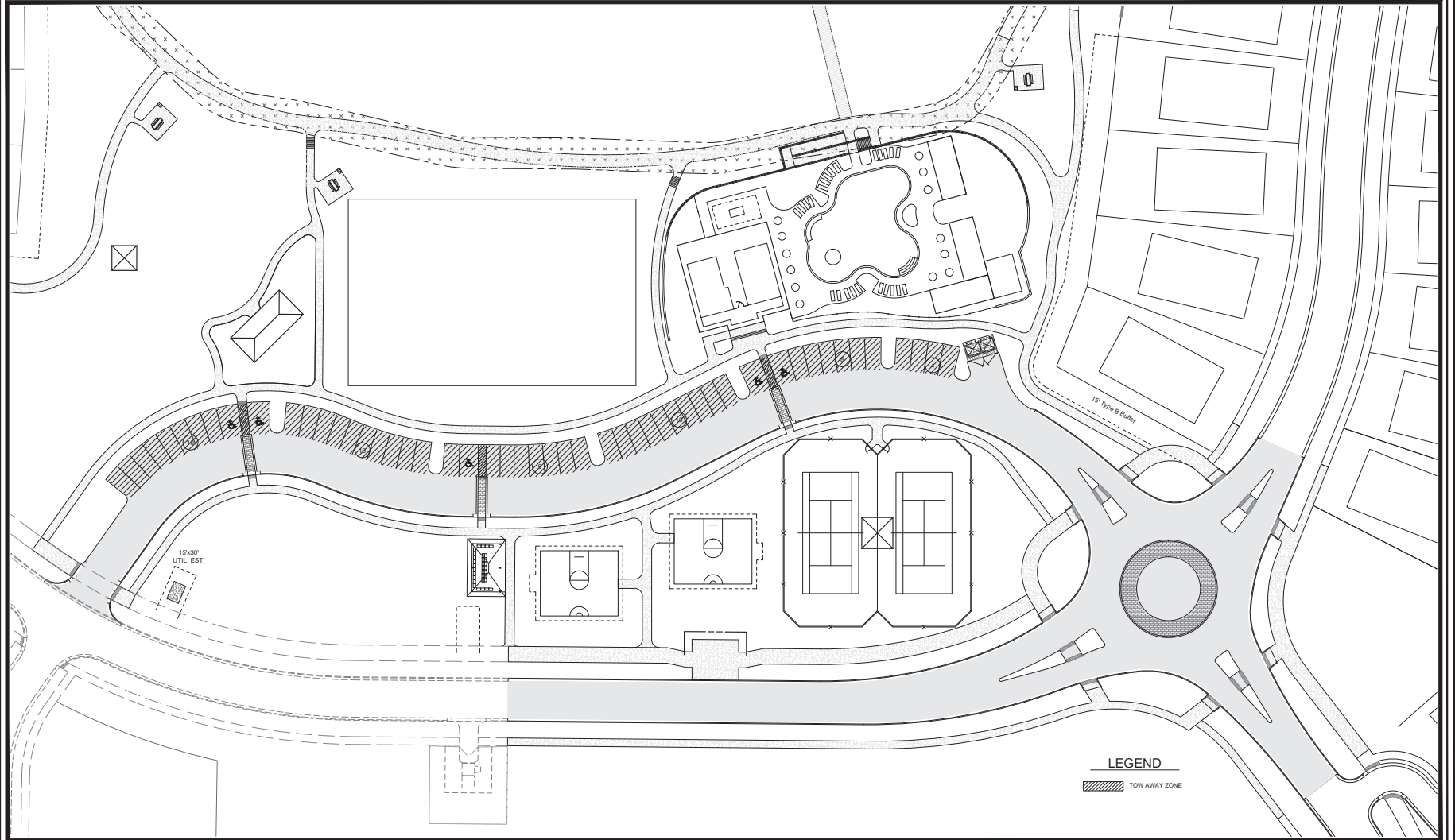
LONG LAKE RANCH, LLC.

PASCO COUNTY

DATE	02/08/2015	BY	LLR-18-1049
<p>SCALE: 1" = 50'</p> <p>HALF SCALE 1" BY 17"</p>			
<p>HEIDT DESIGN</p> <p>5000 N. Rockledge Parkway</p> <p>Tampa, FL 33610</p> <p>Phone: (813) 223-9311</p> <p>WWW.HEIDTDESIGN.COM</p>			

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drawings, final design and final construction. Any changes to the plan shall be made in accordance with the approved plan. The plan is not to be used for any other purpose without the written consent of Heidt Design.

FLORIDA LAKES LAND DEVELOPMENT, LLC. 3700 W. GARDEN HAVEN BLVD. SUITE 100, GARDEN HAVEN, FL 33409. PREPARED BY: HEIDT DESIGN, 5000 N. ROCKLEDGE PARKWAY, TAMPA, FL 33610. DATE: 02/08/2015. BY: LLR-18-1049. SCALE: 1" = 50'. HALF SCALE 1" BY 17".



LLR PARKING EXHIBIT A-3
LLR Community Center

LONG LAKE RANCH, LLC.
PASCO COUNTY

DATE	02/08/2015	BY	LLR-LL-1049
DATE	02/08/2015	BY	LLR-LL-1049

SCALE: 1" = 30'
HALF SCALE 1" BY 17"

HEIDT DESIGN
5000 N. Rockledge Parkway
Tampa, FL 33610
Phone: (813) 223-9311
www.heidt-design.com

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, boulevard and grade area profiles to be required and may affect final site build and layout.

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