



# Cory Lakes Development District Rules and Regulations

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# DEFINITIONS

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Amenity Facilities Policies" or "Policies" - shall mean all Amenity Facilities Policies of Cory Lakes Community Development District, as amended from time to time.

"Facility Manager"-shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Annual User Fee"- shall mean the fee established by the District for any person that is not a Resident or Renter within Cory Lakes CDD I Cory Lake Isles and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board"-shall mean the Cory Lakes Community Development District Board of Supervisors.

"Beach Club Facilities" - shall mean the Beach Club building, pool, playground and fitness center. "District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

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

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"House guest"-shall mean any person or persons staying with a household as a guest for one night or longer.

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

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

"Owner"-shall mean any person or family owning property within the District.

"Patron" or "Patrons"- shall mean Owners, Renters or Non-Resident Members who are fourteen (14) years of age and older.

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Adult"-shall be considered any person eighteen (18) years of age or older. "Minor" -shall be considered any person seventeen (17) years of age or younger.

## SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

The rates, fees, and charges to be paid for patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes; the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

The following is a brief summary of Cory Lakes District rules pertaining to the suspension of Bar Code Privileges:

1. Any patron that hits the barcode gate will be assessed the cost of repair. That patron will also have their barcode disabled for 72 hours. To enter the community that patron will have to use the visitors' gate.
2. Any patron that hits the barcode gate a second time within a one (1) year period will be assessed the cost of repair. This will also result in a 14-day suspension of that patron's access to the barcode lane.
3. Any patron that hits the barcode gate a third time within a one (1) year period will be assessed the cost of repair. This will also result in a 30-day suspension of that patron's access to the barcode lane.
4. Any additional incidents after the third will be assessed the cost of damages and result in a 60-day suspension of their barcode.
5. For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

## ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual CDD operation and maintenance assessment per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cory Lakes Community Development District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased at any time by action of the Board of Supervisors to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial or business purposes.

### **FACILITY ACCESS**

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. There is a \$10.00 charge to reissue access. All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

### **GUEST POLICY**

Guests must be accompanied by a Patron at all times when using any District Facility. Patron will be responsible for any damages caused by Guests while using facilities.

## LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest as a condition of invitation to the District Facilities premises assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises. No person shall remove from the District Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. District Facilities Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

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

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Should any party bound by these Policies bring suit against the District, the Board of Supervisors, staff, agents or employees of the District, any District Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the District Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

## INDEMNIFICATION

Each organization, group or individual reserving the use of a District Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the District Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

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

The District and its agent, employees and officers shall not be liable for, and the Patron user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
  - a. Submits false information on the application for access.
  - b. Permits unauthorized use of any access.
  - c. Exhibits unsatisfactory behavior or appearance.
  - d. Fails to abide by the Rules and Policies established for the use of facilities.
  - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
  - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or staff.
2. District Staff may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.
3. The District shall follow the process below in regards to Suspension or Termination of an Adult Patron's privileges:
  - a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice being filed in the District Manager Office.
  - b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
  - c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.
4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
6. Suspension Effective Date:
  - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

### 7) Appeal Process -Adult Patrons

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meetings agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
  - 1) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors.
  - 2) Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
  - 3) Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
  - 4) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
  - 5) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
  - 6) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - 7) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  - 8) District action(s) will be resolved by way of successful Board motion.
  - 9) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

## SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen* (18)) who violate the rules and policies may be expelled from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office.
2. Any Minor who is expelled from the District Facilities three (3) times in a one year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
5. **Suspension Effective Date**
  - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
  - b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
  - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. **Appeal Process - Minor Patrons**
  - a. Any Minor or guardian, has the right to dispute and request an appeal to the District's Board of Supervisors.
  - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
  - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
  - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.

- e. Any Minor appealing will be governed by the following procedures:
  1. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
  2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
  3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
  4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
  5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
  6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
  8. District action(s) will be resolved by way of successful Board motion.
  9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

## GENERAL FACILITY PROVISIONS

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment.

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full.

The following is a brief summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1) Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and their accompanied guests
- 2) Community playground, park facilities and beach area are open daily from sunrise to sunset, except for pre- approved activities. Lighted outdoor sports facilities (tennis, basketball, hockey rink) will remain open for use until 10:00p.m. All facility lighting will be turned off no later than 10:30p.m.
- 3) Except for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited.
- 4) All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas, unless special permission is granted.
- 5) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis or basketball courts at any time.
- 6) Destruction, removal or defacing of park equipment, structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from the facility and compensatory reimbursement costs will be levied.
- 7) Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.
- 8) No persons under the age of 21 shall possess or consume alcohol on CDD property. Any person who is suspected of being intoxicated or under the influence of drugs while on CDD property shall be denied admission and/or be removed by law enforcement.
- 9) No person shall use threatening, abusive, insulting or indecent language, nor behave in a boisterous or disorderly manner while on district property.
- 10) No person shall create any noise at excessive levels, or use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.
- 11) All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
- 12) No fireworks of any kind are allowed on CDD property.
- 13) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.



- 14) All individuals using District Facilities assume personal responsibility and risk. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
- 15) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 16) Patrons must have Facility Access upon entering the amenities.
- 17) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) Or older.
- 18) All hours of operation of District Facilities will be established and published by the District. The Beach Club Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Beach Club Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
- 19) Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, Courts or within the playground areas. Where pets are permitted on the grounds, they must be leashed 10' or shorter. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- 20) Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
- 21) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on Amenity Facilities premises. Alcoholic beverages may be at District pre-approved special events.
- 22) Only District employees and staff are allowed in the service areas of the District Facilities.
- 23) District staff shall have full authority to enforce these policies.
- 24) Guests must be accompanied by a Patron while using the Amenities.
- 25) Disregard for any District Facilities rules or policies may result in expulsion from the facility and/or loss of privileges in accordance with the procedures set forth herein.
- 26) Patrons and their guests shall treat all staff members with courtesy and respect.
- 27) All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
- 28) Commercial advertisements shall not be posted or circulated in the District Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on District Facilities property unless approved in writing by the District Manager.
- 29) The District Facilities shall not be used for retail purposes without written permission from the District Board of Supervisors. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 30) District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- 31) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- 32) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any District Facility.
- 33) All patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 34) Various areas of all District Facilities are under twenty-four (24) hour surveillance.

## ENFORCEMENT

District staff will be responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules.

Written and verbal warnings may be given to anyone who violates any of these rules.

Any perceived or observed illegal activity will be referred to the appropriate law enforcement authorities.

Any person who violates a CDD rule or regulation or who damages or destroys CDD property may be brought before the CDD Supervisors for a hearing, at which time the CDD Supervisors may suspend certain privileges, assess costs, or both. As used herein, the "cost" of repairing or replacing CDD property includes (without limitation) charges incurred for service calls and (if warranted) emergency service calls, parts and labor, and the District's reasonable administrative costs.

Examples of privileges that may be suspended for rule violations include (without limitation); (a) suspension of tennis court privileges for a period of up to 90 days, (b) suspension of bar code access to the community for a period of up to 90 days, and (c) suspension of Beach Club privileges for a period of up to 90 days.

## GENERAL DISTRICT FACILITY USAGE POLICY

The Amenity Facilities are common assets of the District and open to all patrons for non-exclusive use.

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities.

Violation of the District's Policies and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges with respect to the offending patron or guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

1. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
2. **Emergencies**- After contacting 911 if required; all emergencies and injuries must be reported to the office of the Facilities Manager (813) 986-1031 or the Morris Bridge gatehouse at (813) 986-0030.

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

## BEACH CLUB FACILITY RENTAL POLICIES

Patrons only may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Memorial Day
	Labor Day	Thanksgiving
Fourth of July	Christmas Day	New Year's Eve
Christmas Eve	Easter Sunday	

The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours. The patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

- 1) **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement. At the time of approval, all fees associated with the rental MUST be submitted to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of Five Hundred Dollars (\$500) as a security Deposit.

All checks and money orders are to be made payable to **CORY LAKE CDD**. The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting. Reservation for charity events

must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District.

- 2) **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee.
- 3) **Available Facilities and Capacity:** The Beach Club is available for private rental for up to six (6) hours total. INCLUDING SET UP AND POST-EVENT CLEAN UP, between the hours of 10am and 11pm when no other CDD/POA events are scheduled.  
The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.
- 4) **Staffing:** One (1) staff person is required to work during the six (6) hour facility usage. Should alcohol be added to the facility usage an additional staff person is required. An additional one hundred-dollar (\$100) usage fee will be added to the total amount owed when two (2) attendants are required.
- 5) **Deposit:** As stated previously, a deposit in the amount of Five Hundred Dollars (\$500) is required at the time the use is approved. To receive a refund of the deposit, the following MUST be completed.
  - a. The patron doing the renting must be present for the entire duration of the rental.
  - b. All trash and garbage must be removed and placed inside the dumpster.
  - c. All displays, favors or remnants of the event must be removed.
  - d. All of the furniture and other items must be returned to their original position.
  - e. There must be no damage to the Beach Club and its property.
  - f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
  - g. Attendant must verify that above conditions have been met.

6) **General Policies:**

- a. Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but not limited to:

Event Cancellation and Closure  
Access Restrictions  
Parking Enforcement and Towing

The Patron User will be responsible for any and all monetary citation and fines that may be received by the District for such a violation.

- b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.
- c. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- d. Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.
- e. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors. The District is to be names on these policies as an additional insured party.

## POOL PARTY RESERVATION POLICIES

1. **Pool Party rental fee is fifty dollars (\$50) for up to a 4-hour rental, this includes set up and clean-up of the area.**
2. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
3. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
4. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set-up and cleanup time.**
5. For any hired vendor (caterer, entertainer, etc.) a valid certificate of Insurance (COI) must be on file with the CDD office naming Cory Lake CDD additional insure and Cory Lakes CDD as certificate holder. (\*\*See staff for COI example)
6. ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS.
7. Functions may be cancelled due to bad weather or pool malfunctions. The pool staff will give as much advanced notice as possible.
8. Food and non-alcoholic beverages may be brought into the reserved area only for the event. **There is absolutely no smoking, NO alcohol or glass of any kind inside the pool gates! This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e. salsa). PARTY WILL BE SHUT DOWN AND ESCORTED OFF PREMISES FOR ANY ALCOHOL OBSERVED.**
9. All pool activity is monitored with video cameras.
10. It is the responsibility of the resident to **clean the area** and remove ALL trash from the cans and dispose of in dumpster. If trash is not removed and area not cleaned, security deposit will be forfeited.
11. There is a maximum of 40 guests (residents and guests) per party.
12. All children **MUST BE SUPERVISED.**
13. Table top decorations only (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).

The pool is open to the community and will remain open to residents/guests during the event.

Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)

Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or [clubbeachclub@corylakescdd.net](mailto:clubbeachclub@corylakescdd.net). You may cancel and receive a refund of your fee up to a 3-day cancellation notice.

## GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

**\*\*NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK\*\***

Hours:

January through December

Opens at Dawn

Closes at Dusk

- 1) Residents agree to abide by all rules and regulations as set by the district. Residents acknowledges that this agreement may be terminated by the district without notice if resident violates the rules and regulations.
- 2) The district may change its hours of operation without notice.
- 3) Resident agrees to pay for any and all damages, losses and thefts caused by his or her use, the use of the resident's family and the use of the resident's
- 4) This facility will be videotaped for security and safety purposes.
- 5) All Patrons must use their assigned Facility Access issued to them upon entering the pool area.
- 6) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- 7) Radios, tape players, CD players, MP3 players, televisions and the like are not permitted unless they are personal units equipped with headphones.
- 8) Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at your own risk.
- 9) Glass containers are not permitted in the pool area.
- 10) Alcoholic beverages are not permitted in the pool area, except for District authorized events.
- 11) No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

- 12) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- 13) Diving is strictly prohibited.
- 14) Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- 15) No One shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- 16) Pool entrances must be kept clear at all times.
- 17) No swinging on ladders, fences, or railings is allowed.
- 18) Pool furniture and accessories are not to be removed from the pool area.
- 19) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 20) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.
- 21) The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- 22) Patrons and Guests use the slide at your own risk.
- 23) One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- 24) ABSOLUTELY NO STOPPING ON THE SLIDE
- 25) NO RUNNING ON THE SLIDE DECK OR RAMP.
- 26) CLIMBING ON ROCKS IS NOT PERMITTED.
- 27) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
- 28) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- 29) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
- 30) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.
- 31) Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.
- 32) Residents and guests must wear proper swimming attire. No cut off jeans or street apparel can be worn to swim.
- 33) Continued violations of the pool rules and regulations can result in the permanent expulsion from the pool.

## WATER SLIDE PROCEDURES

1. Patrons and Guests use the slide at your own risk.
2. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
3. Absolutely NO stopping on the slide.
4. No running on slide deck or ramp.
5. Climbing on rocks is not permitted.
6. For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
7. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
8. All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
9. Failure to follow slide procedures will result in loss of Patron's slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.

## FECES POLICY FOR SWIMMING POOL

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

## ADA CHAIR LIFT USAGE POLICY

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

## AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

1. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Nonaquatic toys and equipment are not permitted in the pool.
2. District Staff has the final say regarding the use of any and all recreational floatation devices.

## FITNESS CENTER POLICIES

1. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.
2. Please note the Fitness Center is an unattended facility. Persons using the facility represent that they are physically able to use the exercise equipment and do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.
3. **Hours:** The Fitness Center is open for use by Patrons twenty-four (24) hours per day. The Fitness Center hours of operation may be changed without notice.
4. **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Facilities Manager at (813) 986-1031.
5. **Eligible Users:** Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:
  - a. Seventeen (17) years old or less must be accompanied by a parent/guardian between the hours of 10:00p.m and 5:00 a.m. No exceptions.
  - b. Under Fourteen (14) years must have a consent form signed by a parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
  - c. Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
  - d. Eighteen (18) years old and more must sign a consent form prior to gym use.
6. **Guest Policy:** Patrons may bring a trainer to the Fitness Center for personal training sessions only. House Guests are allowed usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron.
7. **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids and in containers provided by the facility. Alcoholic beverages are not permitted.

8. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted.
9. General Policies:
  - a. Each individual is responsible for wiping off fitness equipment after use.
  - b. Hand chalk is not permitted to be used in the Fitness Center.
  - c. Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
  - d. Weights or other fitness equipment may not be removed from the Fitness Center for any reason.
  - e. Use of cardiovascular equipment should be limited to thirty (30) minutes when someone is waiting.
  - f. Step aside between multiple sets on weight equipment if other persons are waiting.
  - g. Restack weights after usage.
  - h. Replace weights to their proper location after use.
  - i. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
  - j. Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.
  - k. Smokeless tobacco products are not permitted anywhere in the Fitness Center.
  - l. Loud, profane or abusive language is prohibited.
  - m. Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.
  - n. All broken equipment should immediately be reported to the District Staff.
  - o. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
  - p. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
  - q. Weight plates are not to be attached to weight stacks on the machines.
  - r. Benches and machines are not to be stepped on.
  - s. Dumbbells, weight plates, and barbells shall not be placed on the benches.
10. The user shall pay for any and all damages caused by his or her careless or improper use of the equipment or facilities.
11. The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.
12. As the Fitness Center and its equipment are an asset of the District, the following guidelines will be used to make decisions on all penalties and enforcements:

Security Video Review:

- A. Footage will be reviewed based on any of the following:
  1. A complaint is made which required video review for validation:
  2. An obvious issue being addressed required video review; and
  3. For purposes of testing and maintenance.
- B. Only the Facilities Manager, the installation company, District Chair and a person authorized by the District Board of Supervisors are authorized to view video tapes.
- C. Video must be reviewed by two Authorized individuals, as mentioned above, before accusing a gym user of any infringement.
- D. Any party accused of an infringement has the right to view relevant video footage.
- E. Video footage will not be distributed by the District to any publicly accessible location.

Infringement penalties up to and including:

- A. STEALING EQUIPMENT: Police notification and permanent revocation of rights to Fitness Center use.

- B. DAMAGING EQUIPMENT AND/OR PREMISES: Immediate and permanent revocation of rights to use Fitness Center.
- C. LETTING MINORS IN WITHOUT PARENT: After two warnings, Fitness Center access revoked for 90 days.
- D. NOT PUTTING WEIGHTS AWAY: After two warnings, Fitness Center access revoked for 30 days.

## RULES FOR TENNIS COURTS

1. Tennis Courts are for use of CLI resident, dependents living with a member and their \*guests only. \*the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
3. Players must place trash and debris in the trash receptacles provided at the court entrances.
4. No food, glass bottles, cans or breakable items permitted inside the enclosure.
5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.
6. Gates must be closed at all time during play and upon leaving the courts.
7. Do not prop the gate open with any other material leaving the court unsecured.
8. There is no restroom inside enclosure or outside courts area. Use the restrooms inside the clubhouse.
9. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
10. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
11. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.
12. The tennis courts hours of use are dawn to 10:30PM.
13. No more than 4 players are permitted on the court.
14. Smoking and intoxicants are strictly prohibited on the courts. Intoxicated persons are prohibited on the courts.
15. Use of radio, television, or similar devices permitted only when used with headphones.
16. Use of profane or abusive language is prohibited.
17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.
18. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.
19. Outside Trainers
  - a. Only CDD approved instructors are allowed to use the courts are only allowed training of residents and members of Cory Lake isles.
  - b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
  - c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and members are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident/member player is waiting.

## TENNIS COURT POLICIES

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

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

I) Hours: The Tennis Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and work on a first come first serve basis unless otherwise



programmed by the District.

2) Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.

3) General Policies:

- a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b. Usage works on a first come first serve basis, unless otherwise programmed by the District.
- c. Schedules of programs will be posted.
- d. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.
- e. Shirts must be worn at all times.
- f. Patrons and Guests must supply their own equipment.
- g. Beverages are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- h. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Court hazards or damage, need to be reported to the staff for repairs.
- j. The Tennis Court is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters and other activities are prohibited on the tennis courts.
- k. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.

## HEARING PROCESS

Fitness Center access penalties will be enforced by the Facilities Manager for any party accused of an infringement listed above.

The party will be informed of the next regularly scheduled meeting of the District Board of Supervisors. The party will be required to attend where a hearing will be scheduled to plead their case; and the Board will make a decision on the infringement of either reinstating Fitness Center access; or placing a penalty as outlined above.

## BASKETBALL AND HOCKEY COURT POLICIES

All Patrons and Guests using the Basketball and Hockey Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the facilities. Disregard or violation of the District's policies and rules and misuse or

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Basketball and Hockey Court Facilities if accompanied by a Patron.

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

1. Hours: The Basketball and Hockey Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and are available on a first come first serve basis unless otherwise programmed by the District.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.
3. Proper Attire: Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.

#### General Policies:

- a. The Basketball and Hockey Court Facilities are for the play of Basketball, Hockey and Soccer.
- b. Pets, bikes, skateboards, and scooters are prohibited to be used at the facility. Roller blades may be used at the hockey court only.
- c. Beverages are permitted at the Basketball and Hockey Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or hockey courts.
- d. Alcoholic beverages are not permitted on the Basketball or Hockey Courts.
- e. The Basketball and Hockey Courts are available on a first come, first serve basis. It is recommended that persons desiring to use the Basketball or Hockey Court check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball or Hockey Court is limited to one (1) hour when others are waiting.
- f. Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g. Persons using the Basketball or Hockey Court Facility must supply their own equipment.
- h. Courts and their surrounding areas must be cleaned up after use. Players must clean up the court after play. This includes equipment, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Usage of the Basketball or Hockey Court Facility by Guests, unless accompanied by a Patron, is strictly prohibited.

## PLAYGROUND AND POCKET PARK POLICIES

- 1) No roughhousing.
- 2) Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers.
- 3) The use of profanity or disruptive behavior is absolutely prohibited.
- 4) Alcoholic beverages are not permitted.
- 5) Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.
- 6) Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District.
- 7) The playground and pocket parks are open from sunrise to sunset.
- 8) No one over the age of 12 is allowed on equipment with the exception of the dual swing.

## FISHING AND POND POLICIES

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

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

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

## BEACH, DOCK AND BOAT RAMP POLICIES

1. The Beach, Dock and Boat Ramp are provided for use of Patrons and their Guests only. Guests must be accompanied by a resident while using the Beach, Dock or Boat Ramp.
2. Use at your own risk. No lifeguard is on duty.
3. All vessels docked at the Beach Club must be registered and have a current registration sticker and must be numbered in accordance with the POA and District boating policies.
4. Unregistered inoperable or derelict craft may not be docked at the Beach Club and will be towed at owner's expense.
5. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
6. The District is not responsible for damage, theft or vandalism to any boat docked at the Beach Club.
7. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.

## COMMUNITY LAKE AND SHORELINE POLICIES

1. Only vessels belonging and registered to a Patron are permitted on the lake.
2. Use of any non-Patron vessel on Cory Lake will be deemed and considered actionable trespass.
3. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.

4. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
5. Help preserve our fish population. Cory Lake is a "catch and release" lake only.
6. Navigation lights are required on any vessel operating after dusk until dawn. Travel speed during these hours shall not exceed idle speed.
7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Persons using the lake after 10 pm at night must be eighteen (18) years of age or older. In addition, there shall be no loitering on the lake at any time.
10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.
11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.
12. Incident reports can be directed to Cory Lake Security at 813-986-0030.

## NATURAL BUFFER AREAS POLICY STATEMENT

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

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

## LAKE WALL AND BANK EROSION POLICY

- 1) The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.
- 2) Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.
- 3) All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

## PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:  
No cars are to be parked overnight on any street. No cars are to be parked on easements.
2. Illegally Parked Vehicle will be subject to:  
A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

## POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS

- 1) The District is a special purpose local government and adheres to the Public Records Law and "the Records are open for inspection to the public during normal business hours."
- 1) The Permanent Records (whether originals or copies) are not to be removed from the District Records Office or Local Records Office to preserve the integrity of the public records, much like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.
- 2) Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.
- 3) Pricing for copies are as follows in accordance with State Statutes:  
Fifteen (15) cents per letter one-sided copies  
Nonstandard sizes at actual cost of duplication  
Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour charged in 5 minute increments.  
Cost of postage and handling, as applicable.  
If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.  
Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers.  
Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.
- 4) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.

- 5) Meeting agenda, schedules, adopted budgets, minutes, audits and other District information is available for viewing and download on the District website at [www.corylakescdd.net](http://www.corylakescdd.net).