

Middle Village Community Development District

The Policies outlined in this document apply to residential property owners or their designated tenants as well as non-resident annual fee payers, both of whom after rightfully obtaining photo ids; will be referred to as “District Card Holders”.

GENERAL SWIMMING POOL POLICIES

Schedule

1. Swimming is permitted only when lifeguards are present and during designated times, as posted at the pool and determined by staff.
2. Pool and Slides will be closed one day per week for maintenance; this schedule will also be posted.
3. The Aquatic and District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc.; conducted at the pool including Swim lessons, Aquatic/Recreation Programs and Pool Parties
4. Any Person swimming when the facility is closed may be suspended from using the facility by the Aquatic and District staff.

Residents and Guests

5. District Card Holder must present their access cards and sign in upon entering the aquatic complex. Guests other than houseguests (out-of-town) must be accompanied by a District Card Holder before entering the facility. District Card Holder’s must have their guest card when bringing guests to the facility.
6. Houseguests must be pre-registered before they will be allowed to use the aquatic complex.
7. The number of guests per visit is limited to 5.
8. Children 12 years and younger must be accompanied by an Adult or supervisor/babysitter at least 16 years of age at all times for usage of the pool facility.
9. A parent or guardian must be within arm’s length of a non-swimmer at all times when in the water regardless of the type of floatation devices used.

General Rules

10. Radios, televisions, and the like may be listened to if played at a sound level, which is not offensive to other users
11. Games where one holds their breath for long periods of time under water are not permitted.
12. All persons must shower before entering the pool.
13. Glass containers and other sharp or potentially hazardous objects are not permitted in the pool area.
14. Children under three 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 contamination in the swimming pool/deck area.
15. Parents should take their children to the restroom before the children enter the pool.
16. Play equipment, such as snorkels and dive sticks must meet with the lifeguard’s approval prior to use. Only Coast Guard approved PFD’s are permitted. No inflatable or floats please. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
17. Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
18. Hanging on the lane lines, interfering with the lap-swimming lane, and unauthorized diving is prohibited. No swinging on ladders, fences, or railings is allowed.
19. Proper swim attire must be worn in the pool. No denim or denim cutoffs.
20. No chewing gum is permitted in the pool or on the pool deck area.
21. Alcoholic beverages are not permitted in the pool area.

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22. No diving, jumping, pushing, running or other horseplay is allowed in the pool, on the pool deck area, or on the upper decks.
23. For the comfort of others, the changing of diapers or clothes is not allowed at poolside.
24. No one shall pollute the pool. Anyone who does pollute the pool may be liable for any costs incurred in treating and reopening the pool.
25. Radio controlled watercraft are not allowed in the pool area.
26. Pool entrances must be kept clear at all times.
27. Smoking is not permitted on the grounds of the Plantation Oaks Amenity Center, except in designated areas.
28. Pool furniture is not to be removed from the pool area.
29. Loud, profane, and abusive language will not be tolerated.

WATER SLIDE POLICIES

1. Ride the slide at your own risk.
2. Children must be at least forty two inches tall to ride the slides.
3. For everyone's safety, parents are not allowed to stand at the bottom of the slide.
4. Only one person may ride the slide at a time.
5. No shorts with snaps or rivets will be allowed on the slide.
6. Keep arms and hands inside the flumes at all times.
7. No flotation devices are allowed on the water slide
8. For safety reasons, pregnant women and persons with health conditions or back problems should not ride the water slide.
9. The slide(s) may only be used during pool hours when water slide is attended by a lifeguard.

WEATHER POLICY

If the lifeguards hear thunder or see lightning, they will clear the pool and pool deck. Activities will resume 30 minutes after the last observed lightning or thunder.

CONTAMINATION POLICY (Feces, Blood, Vomit etc...)

1. Children under three years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper
2. If contaminations occur, the pool will be closed until the contamination is remedied.
3. In the event that there are multiple contaminations caused by the same individual, such individual shall be responsible for any clean-up or decontamination expenses incurred by the District.

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GENERAL FITNESS CENTER POLICIES

1. Usage of the fitness center is restricted to residents 16 years of age and older, with the exception of the children's area.
2. Children of residents who are 14 & 15 years of age may use the fitness facilities when accompanied by an adult District Card Holder. Children under 14 are not allowed in the fitness center.
3. The fitness center is unattended. Patrons exercise at their own risk. Each individual is responsible for his or her own safety.
4. Users must register by signing-in immediately upon entering the facility.
5. Guests, other than houseguests, must be accompanied by a District Card Holder. All guests must register by signing-in immediately upon entering the fitness center. One guest per District Card Holder.
6. All users of the fitness center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with fitness center policies.
7. Appropriate clothing is required at all times in the fitness center. Appropriate clothing means t-shirts, shorts, leotards, and/or sweat suits. No denim is permitted.
8. All users are required to wear athletic footwear, which covers the entire foot.
9. No food is permitted in the fitness center. Beverages are permitted in the fitness center, but all drinks must be covered and sealed.
10. Smoking and tobacco products are not permitted anywhere in the fitness center.
11. No chewing gum is permitted in the fitness center.
12. Radios and tape or CD players are not permitted unless they are personal units equipped with headphones.
13. Loud, profane or abusive language is prohibited.
14. All emergencies, injuries and broken equipment must be reported to the Community Manager at 406-2206 as well as the District Manager, (904)288-9130.
15. Disorderly conduct and horseplay are prohibited.
16. Disregard for any fitness center policy may result in expulsion from the facility and/or loss of fitness center privileges.
17. Weights may not be removed from the fitness center for any reason.
18. Users of weights must restack weights after usage.
19. Each individual is responsible for wiping off the equipment after use.
20. Cardiovascular equipment usage is limited to 30 minutes if others are waiting for the equipment. In addition, users should step aside between multiple sets on the weight equipment if others are waiting.
21. The Athletic Center Facility staff reserves the right to discontinue any programs or activities due to concerns with their safety and other conflicts with the operation of the facility.
22. Hand chalk is not permitted.
23. Benches and machines are not to be stepped on.
24. Dumbbells and barbells should be kept on the floor, not the benches, as to not ruin the upholstery and the padding on the benches. Dumbbells and bars are not to be dropped
25. Personal training for fees, or solicitation of personal training services for fees, is prohibited.

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TENNIS COURT POLICIES (Clay)

1. Use of the tennis courts is limited to District Card Holder, and their guests.
2. Guests, other than houseguests, must be accompanied by a District Card Holder.
3. Tennis courts are available on a first come, first serve and reservation basis.
4. Time is limited to one hour if others are waiting.
5. Tennis court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by the Community Manager or Tennis Pro.
6. Proper shoes and tennis attire is required while on the tennis courts.
7. Proper tennis etiquette should be adhered to at all times. Profanity and/or disruptive behavior are not permitted.
8. Use of the tennis courts is permitted only during designated operating hours, as posted at the tennis courts.
9. Tennis courts are for tennis only.
10. No pets, skateboards, roller blades, scooters are permitted on the tennis courts.

BASKETBALL COURT AND ACTIVITY FIELD POLICIES

1. Use of the basketball courts and activity fields is limited to District Card Holders and their guests.
2. District Card Holders are permitted to bring a maximum of 2 guests per access card for use of the basketball court. Guests must be accompanied by a District Card Holders.
3. District Card Holder must have an access card with them for identification while on the courts or activity field.
4. The basketball courts and activity field are unattended. Users of the basketball court and activity field do so at their own risk.
5. Limit Play to 1 hour when other players are waiting.
6. Basketball courts are for basketball only.
7. Proper shoes and attire are required.
8. No food, beverages or glass are permitted on basketball courts.
9. No pets are permitted on the basketball courts or activity field.
10. No profanity or roughhousing is permitted.
11. No skateboards, roller blades, scooters, motorized vehicles, bikes or wheeled vehicles are permitted.
12. Golfing is not permitted on the activity fields.
13. No hanging on the basketball goal rims is permitted.
14. Usage of the basketball court and activity field may be limited from time to time due to a sponsored event, which must be approved by Community Manager. Users may be asked to move to accommodate scheduled activities
15. The basketball courts and activity field may be closed due to inclement weather or maintenance needs.
16. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic.
17. Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.

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PLAYGROUND POLICIES

1. Use of the playground is limited to District Card Holders and their guests.
2. Children under the age of 8 must be accompanied by an adult.
3. No roughhousing is permitted on the playground.
4. Users must clean up all food, beverages, and miscellaneous trash brought to the playground.
5. No profanity is permitted
6. Usage of the playground may be limited from time to time due to a sponsored event, which must be approved by Community Manager.

FACILITY RENTAL POLICIES

1. Check with the Rental Coordinator regarding the anticipated date for the party at least 2 weeks prior to the event, in order to determine availability.
2. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to Middle Village Community Development District must be delivered to the Rental Coordinator along with completed paperwork and insurances, if necessary. The person scheduling the party must execute and deliver a reservation form.
3. The rental rates and deposits for use of the District's facilities by District Card Holders and guests are:

<u>Facility</u>	<u>Rental Rate</u>	<u>Security Deposit</u>
Plantation Room (1/2 with kitchen)	\$125 for 4 hours \$75 for 2 hours \$50 each add'l hour	\$300 \$300
OakLeaf Room (1/2 no kitchen)	\$75 for 4 hours \$50 for 2 hours \$50 each add'l hour	\$200 \$200
Grand Banquet Room (entire 2 nd floor)	\$200 for 4 hours \$125 for 2 hours \$50 each add'l hour	\$500 \$500
Grand Lawn	\$100 for four hours	\$200
Banquet Chairs	\$1.00 per chair usage	Renters set-up & break-down
Banquet Rounds 72" Tables	\$9.00 per table usage	Renters set-up & break-down
Long Banquet Tables	\$9.00 per table usage	Renters set-up & break-down

4. Reoccurring Rentals – each company/person can rent one quarter at a time. There is no commitment to renew for another quarter. 30 days prior to the expiration of the rental, renter may request renewal, and must provide the District with attendance at each session during the prior 60 days.

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5. The facility shall close at midnight. All parties and events, including clean-up, must conclude by midnight.
6. The designated rental time period is inclusive of set up and clean-up time.
7. Persons who are not District Card Holders may not reserve use of the District's facilities more than thirty (30) days in advance. The rental rates and deposits for use of the District's facilities by persons not CDD residents or non-residents who have not paid the annual user fee are:

<u>Facility</u>	<u>Rental Rate</u>	<u>Security Deposit</u>
Grand Banquet Room	\$400 for 4 hours \$100 each add'l hour	\$500

8. To receive the full refund of the deposit within 10 days after the party, the following must be done immediately upon conclusion of the party:
 - a. Remove all garbage, place in dumpster and replace garbage liners;
 - b. Take down all party displays; and
 - c. Sweep the floor, wipe down counters and clean out the refrigerator.
9. The deposit is fully refundable if the party is canceled due to inclement weather. If the renter wishes to cancel their event, the cancellation must be communicated to the Rental Coordinator no later than 7 days prior to the scheduled event to receive 100% of the rental and deposit. If the event is cancelled within 7 days of the event, only the security deposit will be returned.
10. The volume of live or recorded music must not violate applicable Clay County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
11. No pets are allowed, except Seeing Eye dogs.
12. Grills are permitted only outdoors and at the discretion of, and in areas designated by, the Community Manager.
13. Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the Community Manager. Proof of liability insurance acceptable to the Community Manager in consultation with the District Counsel shall also be required.
14. Alcohol is not permitted on District property without proper Liquor Liability Coverage for no less \$1,000,000.

ADDITIONAL DISTRICT POLICIES

1. There will be no skateboard or motorized scooters riding on any District owned property. This includes, but not limited to, parking lots, Amenity Center sidewalks etc...
2. No Soliciting on District Property
3. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, or in any manner which obstructs the normal flow of traffic.

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RESPONSIBILITY FOR LOSS OR DAMAGE TO PERSON OR PROPERTY; INDEMNIFICATION; LIMITATION OF LIABILITY

No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Each District Card Holder shall be liable for any property damage at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by him or her, his or her guests or 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.

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

Each District Card Holder, by virtue of his or her use of the District's facilities, agrees to defend, indemnify and hold harmless the Middle Village or Double Branch Community Development Districts and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, 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 facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Center 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).

Nothing contained in these policies shall constitute or be construed as a waiver of the Middle Village or Double Branch Community Development Districts' limitations on liability contained in Section 768.28, F.S., or other statutes.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. User and Guest cards are the property of the Middle Village Community Development District (MVCDD) and are non-transferable except in accordance with the District's rules, policies, and regulations. Access cards are issued at the time of membership and will need to be renewed annually if one is a non-resident fee payer.
2. Privileges at the Plantation Oaks facility can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for a pass
 - b. Permits unauthorized use of a pass
 - c. Exhibits unsatisfactory behavior, deportment or appearance
 - d. Fails to abide by the rules, regulations and policies established for the use of facilities

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- e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner
 - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Center or its management.
3. Plantation Oaks Amenity or Aquatic center staff may at any time, restrict, suspend or for cause or causes, as described above, any patron's privileges to use any or all of the center's facilities.
 4. Loss of privileges to one District Facility could result in loss of privileges to both District facilities.
 5. Amenity or Aquatic staff have the ability to remove a District Card Holder or guest, if any of the above mentioned items are violated, from one or all areas of the Amenity Centers.
 6. All lost or stolen cards need to be reported immediately to 291-1776. There will be a \$25.00 fee for replacement.

AMENDMENT OF POLICIES

These policies may be modified at any time, upon the approval of the Board of Supervisors of the Middle Village Community Development District. Immediately following approval of the Board, the modified policies shall be posted on the community bulletin board at the Plantation Oaks Amenity Center.

Approved 4/9/2007