



**FLEMING ISLAND PLANTATION
POLICIES & PROCEDURES**

I Definitions

District or CDD - Shall refer to the Fleming Island Plantation Community Development District.

Manager / Management - Shall refer to the person(s) or entity legally charged with the daily onsite operation(s) of The Fleming Island Plantation District Property and Amenities.

Amenity Center - Shall refer to the tennis courts, pickleball courts, basketball courts, playground, pavilions, and swimming facility, including the splash pad, all located at 2300 Town Center Boulevard.

Plantation Splash Park - Shall refer to the playground, pavilions, volleyball court, activity grass field, walking path with outdoor fitness stations, and swimming facility, including the water slide, wading pool, and water bucket feature, all located at 1510 Calming Water Drive.

Fleming Island Plantation Amphitheater - shall refer to the gazebo and surrounding grassy area located at 2327 Market Drive.

Margaret's Walk Park and Pier - shall refer to the park, pier, and walking path located in Margaret's Walk.

Patron - Shall refer to the property owners of Fleming Island Plantation Community Development District and those persons permanently residing in the same dwelling unit as the property owner. Patrons also refer to non-property owners, who have paid the Annual User Fee for the use of the Fleming Island Plantation Amenities and those persons permanently residing in the same dwelling unit as the non-property owner. Lastly, Patrons shall refer to tenants residing in Fleming Island Plantation with a completed amenity release form from the homeowner and a copy of their current lease at the Amenity Center Office.

Guest - shall refer to any person or persons who are invited by a Patron to participate in the use of the Amenity facilities and/or while on District Property.

Annual User Fee - Shall refer to a fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation Amenities without the ownership of property within the CDD District. Currently the fee is \$3,000.

FIP Resident Credentials - Shall refer to the magnetic Photo ID Card or Mobile Access that grants entry to both swimming facilities, pickleball courts, and District restrooms. These credentials are also used as a form of identification and must be with the Patron while on District Property; such as the tennis courts, basketball courts, volleyball court, parks, gazebo, or playgrounds, etc. These credentials are required for every Patron that is three (3) years old or older and may be obtained at the Amenity Center Office.

Splash Pass - Shall refer to the passes that are required for all Patrons' guests to be allowed access to both swimming facilities. These passes may be obtained at the Amenity Center Office. Patrons must abide by CDD guest policies when using their Splash Pass.

House Guest Pass - Shall refer to the passes that are available for a fee at the Amenity Center Office for all Patrons' guests who live at least forty (40) miles outside District boundaries. This pass is valid for seven (7) consecutive days and allows access to District Property and Amenities. This is the only manner a non-Patron may use the Amenities without being accompanied by a Patron.

Tennis Team Membership Fee - Shall refer to a three (3) month fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation District tennis courts ONLY by one (1) individual without the ownership of property within the District for tennis leagues. The Tennis Team Membership is valid for a three (3) month period from the date of purchase. Currently the fee is \$80.

Nanny Pass - Shall refer to the passes that are available for Patrons who have secured the services of a nanny. This pass is valid for one (1) pool season only and can only be used when the Patron's registered children are accompanying the nanny. This pass can be purchased by a Patron for \$60 at the Amenity Center Office. Nannies must be at least sixteen (16) years of age.

II. General

A. Purpose:

To adopt uniform policies and procedures for the use of all Amenities and to ensure the uniform application of said policies on a non-discriminatory, fair and equitable basis.

B. Necessity:

To establish uniform and comprehensive policies and procedures for the Fleming Island Plantation District properties and all Amenities.

C. General Policies:

1. Patrons must have their resident or approved guest credentials while on District Property. Resident or guest credentials include but are not limited to: Patron Photo ID Card, Patron Mobile Access, Tennis Team Membership Pass, Nanny Pass, and/or House Guest Pass. These credentials allow Patrons and approved guests to enter the Amenities with credential scanners and act as proof of authorization to access District Property and Amenities. When on any District Property, Patrons may be asked to show resident credentials; failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
2. The CDD Board of Supervisors reserves the right to amend or modify these rules when necessary.
3. Disregard for any District rules may result in expulsion from the Amenity Center facilities, Splash Park facilities, and any other District Property, which may in turn lead to suspension or termination of privileges as spelled out in Section V of this document.
4. Alcoholic beverages shall NOT be served or sold, except for through CDD approved vendors. Alcoholic beverages not purchased through CDD approved vendors are not permitted to be consumed on ANY District Property or Amenity facilities.
5. No animals (with the exception of service animals) are permitted on or at any Amenity facilities or District Property, excluding the walking path and grassy area behind the Splash Park. All animals permitted behind the Splash Park must be leashed at all times, and pet owners are responsible for their animal's actions including pet clean up.
6. Fireworks of any kind are not permitted anywhere on any District Property or Amenity facilities.
7. Firearms are not permitted in any of the Amenities or on any District Property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
8. Members of the CDD Board of Supervisors, the District Manager, all onsite District Management staff, and Security Personnel shall have full authority to enforce these rules and regulations.
9. Smoking, vaping, and use of smokeless tobacco products are prohibited on any and all District Property.
10. No drones are allowed to be utilized on any District Property without prior authorization from the onsite District Management staff.

11. No Patron should allow anyone else to use their FIP resident credentials, i.e. any family member, resident, or guest. These credentials are to only be used by the Patron to whom it was issued. Failure to adhere to this rule may result in loss of Amenity privileges for that day or longer.
12. Patrons must stay with their guests for their entire duration while on District Property unless their guests are using the House Guest Pass. Patrons are responsible for their guests and their actions. Patrons are limited to a certain number of guests per household per Amenity. The allotted number of guests per household are posted per Amenity. Failure to follow CDD guest policies and procedures may lead to a loss of Amenity privileges.
13. Organized sporting activities (i.e. coached tennis, basketball lessons, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited on any District Property. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, an interested vendor must apply with the CDD Board of Supervisors. The vendor must provide proper credentials, insurance, revenue share agreement, and an executed contract with the District.
14. Fleming Island Plantation CDD Board of Supervisors and/or its staff are not responsible for any lost or stolen items.
15. Barbecue gas grills, charcoal grills, or any open flames are not permitted on any District Property at any time.
16. Loud, profane, and/or abusive language is prohibited on District Property.
17. Please refrain from public displays of affection at any time while on District Property.
18. No swimming or recreational boating of any kind is allowed in any of the District retention ponds.
19. Fishing with proper licenses and resident credentials is permitted in the following District areas ONLY:
 - A. Margaret's Walk Pier
 - B. All District ponds that are accessible without trespassing on private property

All fishing is at your own risk and each Patron must have a state official fishing license and proper resident credentials. Catch and release policy is applied to the District retention ponds. Patrons may keep their catch when fishing at Margaret's Walk Pier; however, Patrons may not clean their fish at the Pier.

D. Office Operating Hours

1. The Amenity Center Office hours are Monday through Saturday 10 am – 5:30 pm year round. The Amenity Center Office is seasonally open on Sundays from 12 pm - 5 pm from Spring Break through Labor Day. After Labor Day, the Amenity Center Office will be closed on Sundays.
2. Amenity Center Pool Office and Splash Park Pool Office hours will coincide with the posted seasonal pool schedule. Please refer to the seasonal schedule. All hours are weather permitting and subject to change as deemed by the CDD Board of Supervisors and/or the District staff.

E. Resident Credentials and Guest Passes Policies

1. Resident credentials are the magnetic Photo ID Card or Mobile Access that grants entry to both swimming facilities, pickleball courts, and District restrooms. These credentials are also used as a form of identification and must be with the Patron while utilizing District Property; including but limited to the tennis courts, basketball courts, volleyball court, parks, gazebo, or playgrounds, etc. These credentials are required for every Patron that is 3 years old or older and may be obtained at the Amenity Center Office.

Photo ID Cards are \$5 per homeowner over the age of sixteen (16) and \$10 per tenant over the age of sixteen (16). All Patrons ages fifteen (15) and under will receive their initial Photo ID Card at no charge, regardless if they are homeowners or tenants. If these cards are lost, damaged, deactivated, or need to be replaced for any reason, they may be purchased for a fee of \$15 per card.

Mobile Access is complimentary to all qualifying Patrons whether they are homeowners or tenants.

2. If property owning Patrons are renting out their property and want their tenants to have access to District Amenities, the property owner needs to complete and sign an Amenity Release Form relinquishing their access rights and provide a copy of the lease. Please note that only the property owner or their registered tenants will be granted amenity access; amenity access cannot be granted to both parties simultaneously. Their tenants will then need to set up an appointment to receive their FIP resident credentials and go through a New Resident Welcome orientation. FIP Photo ID cards are issued at a fee of \$10 per card for tenants over the age of sixteen (16) and at no charge for tenants fifteen (15) and under.
3. Splash Passes are the guest passes that are required for all Patrons' guests to be allowed access to both swimming facilities. These passes may be obtained at the Amenity Center Office. Splash Passes are used to bring in non-Patron pool guests whether they are swimmers or non-swimmers. There will be one (1) free Splash Pass punch card issued per property per swim season and must be picked up at the Amenity Center Office.
 - a. Each household may bring up to six (6) non-Patron guests per day to the swimming facilities. The Splash Pass cards will be punched once for each guest upon entry to either swimming facility. Patrons must accompany their non-Patrons guests for the entire duration of their visit.
 - b. During swim season holidays (ex. Memorial Day, Labor Day, etc.), only four (4) guests per household will be permitted.
 - c. Grandparents and grandchildren are permitted access to both swimming facilities without the use of the Splash Pass; however, the Patron must accompany and remain with the grandparent/grandchild. Grandparents and grandchildren still count towards the limitation of six (6) guests per household.
 - d. At the Splash Park swimming facility during the swim season, Patrons must use their Splash Pass card every day for guest use.
 - e. At the Amenity Center swimming facility Monday through Thursday, unless a swim season holiday, Patrons are permitted to bring guests to the pool without the use of the Splash Pass; however on Fridays, Saturdays, and Sundays Patrons must use their Splash Pass to bring guests to the Amenity Center swimming facility.
 - f. During the last hour daily that the swimming facilities are open, Patrons are permitted to bring guests to either swimming facility without the use of the Splash Pass.
 - g. Additional Splash Pass punch cards may be purchased at the Amenity Center Office for the fee of \$60 per card (twelve (12) guest punches per card). If the Splash Pass card has any punches left

over at the end of the swim season, they can be rolled over to the following season as they do not expire.

4. Nanny passes are the passes that are available for Patrons who have secured the services of a nanny. This pass is valid for one (1) pool season only and can only be used when the Patron's registered children are accompanying the nanny. This pass can be purchased by a Patron for \$60 at the Amenity Center Office. Nannies must be at least sixteen (16) years of age.
5. House Guest Passes are available for a fee at the Amenity Center office for all Patrons' guests, who live at least forty (40) miles outside District boundaries. This pass is valid for seven (7) consecutive days and allows access to District Property and Amenities. Also, this is the only manner a non-Patron may use the Amenities without being accompanied by a Patron. House Guest Individual Passes may be purchased for a fee of \$35 per pass. A House Guest Family Pass is for up to four (4) people and may be purchased for a fee of \$120 per pass. The House Guest Passes may only be sold to Patrons with proper FIP resident credentials, and House Guests must provide an official Photo ID at the time of purchase and at each use of the pass.

III. Amenities

A. Swimming Facilities General Policies

Bathing Load Maximum for Splash Park Pool: 158 persons

Bathing Load Maximum for Amenity Center Lap Pool: 168 persons

Bathing Load Maximum for Amenity Center Family Pool: 96 persons

1. All swimming facilities on District Property are swim at your own risk. Lifeguard and/or water slide attendants are on duty at the Splash Park and Amenity Center facilities on a seasonal basis posted on the annual pool schedule. Patrons and guests who use the swimming facilities do so at their own risk.
2. The pool and pool deck area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first audible sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting/sound. Everyone must leave the pool and pool deck immediately upon hearing thunder or seeing lightning or when instructed to do so by District staff or lifeguards. For heavy rains, the pool will reopen when lifeguards are able to clearly view all parts of the pool and pool bottom.
3. Disregard for any District policies and procedures may result in a verbal warning, limitation of use, and/or expulsion from either swimming facility or any other District Property, based on severity. Disregard for District policies and procedures may also lead to suspension or termination of privileges as spelled out in Section V of this document.
4. Children twelve (12) years and younger must be accompanied and actively supervised by a parent or person sixteen (16) years of age or older to enter either swimming facility. Proof of age and/or FIP Photo ID Card may be required.
5. Children aged thirteen (13) through fifteen (15) are permitted to attend the swimming facilities unaccompanied with their FIP Photo ID Card; however, they are not permitted to bring any guests under the age of sixteen (16). Identification/proof of age may be required for both the Patron and their guest. A Splash Pass or House Guest Pass will also be required for that older guest should they not be a Patron.

6. The main job of the lifeguards on duty is to enforce the policies and procedures for the safety of all Patrons and their guests. Lifeguards shall have full authority to enforce the District's policies and procedures. Patrons must actively supervise their minors while at the swimming facilities.
7. Swimming is permitted only during the designated hours, as posted at the pool(s). Such hours are subject to change at the discretion of District Staff.
8. The swimming facilities are intended for use by all Patrons. Please be considerate of others when utilizing the pools.
9. All Patrons and their guests must check in at the pool gates prior to entry. Improper access by a Patron or their guest(s) may result in the loss of Amenity privileges for that day or longer.
10. American Academy of Pediatrics Swim Policy is enforced at both swimming facilities. Their philosophy is to never leave a child alone in or near the pool without close supervision by a responsible adult. Swimmers who do not complete a swim test administered by a lifeguard must remain within arm's length of their supervising adult.
 - a. Upon arrival at either swimming facility, all Patrons and guests, ages eleven (11) and under must complete a swim test. Patrons and guests who do not pass the swim test or choose not to take it are required to wear a Coast Guard approved life jacket or must be within arm's reach of their supervising adult.
 - b. Patrons and guests ages eight (8) and under will be swim tested by a lifeguard once per pool season. Patrons and guests ages nine through eleven (9-11) are only required to pass a swim test once, no future testing would be required.
 - c. Upon arrival at either swimming facility, colored wristbands will be issued to Patrons and guests ages eleven (11) and under based on their swim test status, allowing quick identification for lifeguard safety protocols.
11. Patrons and their guests must shower before entering pool(s), including wading pools, splash pad, or any water feature area.
12. No diving, jumping, pushing, running or any other horseplay is allowed in the pools or on the pool deck of either swimming facility.
13. Proper flotation devices such as infant safety floats with foot holes, water wings, life vests (US Coast Guard approved) and pool noodles are allowed in the pool. No rafts, boogie boards, loungers, and inflatable tubes are allowed at any time in the pools or on the pool decks.
14. Play equipment such as soft foam balls, dive sticks, handheld non-motorized water guns intended for pool use only, and small swim training kickboards are permitted in the pools. Any regulation sports ball (ex. basketball, volleyball, football, baseball, kickball, etc.), small toys i.e. Barbies, Hot Wheels etc., snorkels, scuba gear, radio-controlled watercrafts, flippers, mermaid tails are prohibited in the pools. District Staff reserves the right to prohibit use of any play equipment, especially during times of peak or scheduled activity at the swimming pools or if the equipment provides a safety concern or nuisance as determined by the District Staff.
15. Fleming Island Plantation CDD and/or its Staff are not responsible for any lost or stolen items.

16. All food items are permitted only in the designated eating areas of each swimming facility. No food or beverages are allowed in the pools or on the pool wet deck area which is the four (4)-foot perimeter around the pools and water features.
17. No outside alcoholic beverages (beer, wine, liquor, etc.) are permitted at either swimming facility. Glass objects, sharp objects, open containers, and drinking glasses are NOT permitted at either swimming facilities.
18. All personal coolers are subject to search prior to entry of either swimming facility. Failure to adhere to this rule may result in loss of privileges for that day or longer.
19. Chemicals used in the pools or water features may affect certain hairs or fabric colors. The District is not responsible for these effects.
20. Persons with open cuts, wounds, or sores may not use the pool. No person with communicable diseases should use the pool.
21. Out of consideration of others, radios, portable televisions, media devices, and the like may be listened to only if headphones are used with the exception of District scheduled activities.
22. Proper family-friendly etiquette shall be observed at all times; profanity and/or disruptive behavior are strictly prohibited.
23. Proper, family-friendly, swimming attire while visiting either swimming facility is mandatory. Staff have the authority to deny access due to improper swimwear.
24. Smoking, vaping, and use of smokeless tobacco products are prohibited on any and all District Property, including all swimming facilities.
25. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s) and pool deck area(s).
26. Changing of clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either swimming facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others. The open area of the swimming facility restrooms are not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.
27. District Staff and lifeguards have the right to administer adult swim. During adult swim, all children eleven (11) years and younger must exit the pool. During this time, we are hopeful that Patrons and guests eleven (11) and younger will utilize the restroom, hydrate, and apply sunscreen.
28. If contamination occurs, the pool or water feature will be closed until the conditions are deemed safe and the water chemistry is within safe operating range. The contaminated pool or water feature will be cleaned and chemically treated to kill the bacteria.
 - a. In an effort to prevent contamination in the swimming facilities, we ask parents to take their children to the bathroom prior to entering the pool and frequently during pool use.

- b. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s) and pool deck area(s).
 - c. Anyone who does pollute the pool may be held liable for any costs incurred in treating and re-opening the pool.
- 29. Pool entrances, including ADA chairs lifts, stairs, and ladders must be kept clear at all times.
- 30. The chair lifts in the pool area are provided pursuant to the Americans with Disability Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended use is strictly prohibited. The safe operation of the chair lift while entering or exiting the pool is the sole responsibility of the user. District staff or lifeguards are not permitted to provide assistance during this process.
- 31. District staff reserves the right to control all programs and activities, including the number of participants, equipment, location, etc., conducted at the pools including swim lessons, aquatic/recreational programs, and pool parties.
- 32. At the Amenity Center Lap Pool, there are designated lanes for lap swimmers only. They will be given the right of way. For your safety and in an effort to reduce maintenance costs, please refrain from hanging on the lap lane dividers.
- 33. Before and after hours swimming access is only permitted at the Amenity Center Pool during the Swim Season; these hours are designated on the seasonal pool schedule.
 - a. Patrons must be at least sixteen (16) years or older to participate in before and after hours swimming access.
 - b. Patrons who would like to participate in before and after hours swimming must contact the Amenity Center Office to request before and after hours swimming
 - c. Patrons utilizing before and after hours swim access must have their FIP credentials at all times.
 - d. No guests are permitted during before and after hours swimming.
 - e. When the before and after hours swimming access period ends, all Patrons must exit the swimming facility.
 - f. All Fleming Island Plantation CDD policies and procedures, including mandatory pool rules, apply. Failure to adhere to the above rules may result in loss of privileges and/or Amenity usage.

B. Amenity Center Swimming Facility-Kid's Fountain / Splash Pad Policies

Maximum capacity: 67 persons

- 1. No running, ball playing, horseplay, or toys on the Splash Pad deck.
- 2. No chairs or loungers are allowed in the Splash Pad area to prevent damage to its surface.
- 3. Patrons and guests ages eleven (11) and under are permitted in the Splash Pad area. Adults, sixteen (16) years of age or over, are allowed in as supervision for others. Children must have adult supervision of a parent or guardian.
- 4. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swimsuit diaper, as well as a swimsuit over the swim diaper. This will help reduce the risk associated with human waste in the Splash Pad area.

5. Changing of clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either swimming facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others. The open area of the swimming facility restrooms are not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.
6. No food, drinks, or glass containers are allowed on the Splash Pad or on its deck.

C. Splash Park Swimming Facility - Slide Policies

WARNING: Failure to follow rules can result in serious injury.

1. Only one (1) rider allowed at a time. No trains or chains of riders are permitted.
2. Slides are only for going down. NO climbing or walking up the slide.
3. All riders must ride feet first with their arms at their sides.
4. All riders must be forty (40) inches tall or taller, must have passed their swim test, and be able to swim independently to the side of the pool in order to ride the slide.
5. No flotation devices, including water wings, lifejackets, tubes, etc., are allowed on the slide.
6. Patrons and guests are NOT permitted to catch riders at the bottom of the slide. The landing area of the water slide must be clear at all times.
7. The water slide is only available for use during the presence of a lifeguard. All waterslide riders shall obey lifeguard instructions or may be restricted from use of the slide / pool facilities.
8. Riding a dry slide is strictly prohibited.
9. Stopping, standing, kneeling, and tumbling at any point during the ride is prohibited.
10. Remove all loose items i.e. jewelry, goggles, and sunglasses prior to your ride. Approved swimwear only while riding the water slide.
11. No pushing in line or horseplay is permitted on the stairs or water slide feature.
12. Pregnant women or individuals with heart or back conditions should not use the slide.

D. Splash Park Swimming Facility - Thunder Bucket Area Policies

WARNING: Failure to follow rules can result in serious injury

1. You must NOT be taller than five (5) feet to play on the Thunder Bucket feature.
2. The slide is one (1)-way only, DOWN; NO going up the slide.
3. Patrons and guests must slide sitting up, feet first, and on their bottom.
4. A maximum of three (3) participants can slide at once sitting side by side, feet first.
5. No running, pushing, ball playing, horseplay, or toys are allowed in the Thunder Bucket feature area.
6. No items can be thrown into the Thunder Bucket or any additional features.

7. Please use caution as the water pressure and volume of the Thunder Bucket may vary.
8. Children must have adult supervision of a parent or guardian at all times.

E. Splash Park Swimming Facility- Kids Wading Pool Policies

Maximum:

1. No running, ball playing, horseplay, or prohibited toys in the wading pool area.
2. Patrons and guests ages eleven (11) and under are not permitted into the wading pool without adult supervision.
3. Individuals who are not reliably toilet trained or wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper.
4. Changing of clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either swimming facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others. The open area of the swimming facility restrooms are not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.
5. No food, drinks, or glass containers are permitted in the wading pool area.

F. Amenity Grounds - Pickleball Courts Policies

1. Please note that the Pickleball courts are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Pickleball courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of Pickleball courts equipment may result in the suspension or termination of the Pickleball courts or Amenity privileges.
4. Security personnel and District staff can request to see your reservation on your phone, if applicable, and your FIP resident credentials to verify identification and court usage. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. Pickleball courts are for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only, and all guests must play on the same court as their host Patron.
6. Children under the age of thirteen (13) are not allowed to use the Pickleball courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Pickleball courts are available for Patron use during normal operating hours 8:30 am - 10 pm, which are posted. The Pickleball courts in this facility may not be rented.
8. Pickleball court usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of

participants, equipment, location, etc., conducted at the Pickleball courts including recreational programs and Fleming Island Plantation District events.

9. Court One (1) and Court Two (2) are designated as open courts, allowing Patrons and their guests to play on a first come, first serve basis. Court One (1) and Court Two (2) will utilize the FIP Open Court System. Patrons show up with their guests, if applicable, and place their paddles in the paddle rack and wait for a court to be available. Once the match is completed, Patrons may place their paddles back in line in the paddle rack and wait for a court to open should they wish to continue to play. Please note that winners do not stay on the court.
10. Patrons may reserve Court Three (3) and Court Four (4) by utilizing the online reservation system. Reservations are limited to one (1) one (1)-hour time slot reservations per day. Reservations cannot be back-to-back bookings. If no one is waiting, you may stay and play. If Patrons are unable to fulfill their court reservation, Patrons are required to cancel the court reservation within thirty (30) minutes prior to the reservation time. Repeat offenders to this policy are subject to suspension of Pickleball privileges.
11. Patrons and their guests using the Pickleball courts must supply their own Pickleball equipment.
12. Proper pickleball attire is required at all times while on the courts. No flip flops, cutoffs, swimsuits, or jeans are allowed. A shirt and proper shoes must be worn during the entire duration of utilizing the Pickleball courts.
13. Proper court etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. Also, be courteous of other courts in play (ex. no walking behind adjacent courts while in play, no jumping over the nets, etc.).
14. Out of courtesy for others, speakers are not permitted on the Pickleball courts with the exception of District events and programs.
15. Players must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready to play for other Patrons.
16. Pickleball courts are for pickleball only. Equipment such as skateboards, roller blades, bikes, scooters, lacrosse play, tennis play, horse play etc., are not allowed on the courts at any time. No chairs are permitted on the Pickleball courts.
17. No outside equipment is allowed on courts unrelated to Pickleball unless written permission is issued by District staff.
18. Non-alcoholic beverages are permitted at the Pickleball courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Pickleball courts.
19. Chewing gum is prohibited on the Pickleball courts.
20. No smoking or vaping on the Pickleball courts.
21. Court hazards or damages need to be reported to the District staff for repairs.

G. Amenity Grounds - Tennis Courts Policies

1. Please note that the Tennis courts are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.

3. All Patrons and their guests using the Tennis courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of Tennis courts equipment may result in the suspension or termination of the Tennis courts or Amenity privileges.
4. Security personnel and District staff can request FIP resident credentials to verify identification and court usage; if applicable they can ask to see your reservation on your phone. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. Tennis courts are for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only, and all guests must play on the same court as their host Patron.
6. Tennis league play is permitted on District Property with the following parameters:
 - a. Fleming Island Plantation tennis team captains must be a Patron. The captain must submit the official USTA document containing the captain's information, the team roster, and practice/match dates to the Amenity Center Office staff prior to league season for approval. Once approved, any new team members added after season begins must be reported immediately to the Amenity Center Office staff. Only Amenity Center Office staff is permitted to book court reservations for league matches. Team Captains cannot reserve courts for matches. Failure to adhere to this policy may result in suspension of Amenity privileges.
 - b. At least 51% of the Fleming Island Plantation tennis league team members playing on the tennis courts must be Patrons. All other Fleming Island Plantation team members must have a valid FIP tennis team membership.
 - c. The tennis team membership fee is an opportunity for non-Patrons to have rights and access to ONLY the tennis courts facilities for tennis league play. This membership does not include pools, parks, events, recreation, etc. The cost for a three (3) month membership for one (1) individual without the ownership of property within the District is \$80. This membership does not permit the ability to bring a guest(s) or other members of their household to the tennis courts. This would however allow the tennis member the ability to play on a Fleming Island Plantation tennis team and to come to the courts to play with other Patrons. All Fleming Island Plantation team members listed on a team roster are required to have a FIP tennis membership. Once a membership has been purchased, FIP credentials will be issued and must be with the tennis member at all times while on the tennis courts.
7. Children under the age of thirteen (13) are not allowed to use the Tennis courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
8. The Tennis courts are available for Patron use during normal operating hours, 8:30 am - 10 pm, which are posted. The Tennis courts in this facility may not be rented.
9. Online reservations are required for tennis court use. All court reservations must be made on the Reserve My Courts reservation system. Only Patrons with current FIP credentials may make a court reservation. Court reservation must include all players' names (resident, tennis member, guest) in the note section of the reservation.
10. Play is limited to two (2) two (2)-hour time slot reservations per day. If no one is waiting, Patrons may stay and play. If unable to fulfill the court reservation, Patrons are required to cancel the court reservation within

thirty (30) minutes prior to the reservation time. Repeat offenders to this policy are subject to suspension of Amenity privileges.

11. Players must clean up after play. This includes “dead” balls, cups, plastic bottles, etc. Patrons MUST brush and line courts when play has finished unless the court is being water, maintained, or is wet. The goal is to show common courtesy by leaving the court ready to play for other Patrons.
12. Tennis courts are not to be played on when they are being maintained, being watered, and when wet. Courts are considered wet when puddles and standing water are visible. If foot indentations are present when walking, courts are too wet to be played on.
13. Tennis court usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at the Tennis courts including recreational programs and Fleming Island Plantation District events.
14. Patrons and their guests using the Tennis courts must supply their own tennis equipment.
15. Proper tennis attire is required at all times while on the courts. No flip flops, cutoffs, swimsuits, or jeans are allowed. A shirt and proper shoes must be worn during the entire duration of utilizing the Tennis courts.
16. Proper court etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. Also, be courteous of other courts in play (ex. no walking behind adjacent courts while in play, no jumping over the nets, etc.).
17. Out of courtesy for others, speakers are not permitted on the Tennis courts with the exception of District events and programs.
18. Tennis courts are for tennis only. Equipment such as skateboards, roller blades, bikes, scooters, Heely’s, etc., are not allowed on the courts at any time. No chairs are permitted on the Tennis courts.
19. Non-alcoholic beverages are permitted at the Tennis courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Tennis courts.
20. Chewing gum is prohibited on the Tennis courts.
21. No smoking or vaping on the Tennis courts.
22. Court hazards or damages need to be reported to the District staff for repairs.

H. Amenity Grounds- Basketball Courts Policies

1. Please note that the Basketball courts are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Basketball courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District’s policies and procedures and/or misuse or destruction of Basketball courts equipment may result in the suspension or termination of the Basketball courts or Amenity privileges.

4. Security personnel and District staff can request to see FIP resident credentials to verify identification. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. Basketball courts are for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only, and all guests must play on the same court as their host Patron.
6. Children under the age of thirteen (13) are not allowed to use the Basketball courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to “drop off” under age children without adult or guardian supervision.
7. The Basketball courts are available for Patron use during normal operating hours, 30 minutes after sunrise - 10 pm, which are posted. The Basketball courts in this facility may not be rented.
8. Basketball court usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at the Basketball courts including recreational programs and Fleming Island Plantation District events.
9. Patrons and their guests using the Basketball courts must supply their own Basketball equipment.
10. Proper basketball attire is required at all times while on the courts. No flip flops, cutoffs, swimsuits, or jeans are allowed. Black sole sneakers or bare feet are not allowed on the courts at any time. A shirt and proper shoes must be worn during the entire duration of utilizing the Basketball courts.
11. Proper court etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. Also, be courteous of other courts in play (ex. No walking through the court, disrupting games, etc.). Be respectful of others, giving others their allotted time to use courts. If others are waiting, please limit play to one (1) hour.
12. Out of courtesy for others, speakers are not permitted on the Basketball courts with the exception of District events and programs.
13. Players must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready to play for other Patrons.
14. Basketball courts are for basketball only. Equipment such as skateboards, roller blades, bikes, scooters, Heely’s, etc., are not allowed on the courts at any time. No chairs are permitted on the Basketball courts.
15. Hanging on the basketball rims is prohibited.
16. Non-alcoholic beverages are permitted at the Basketball courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Basketball courts.
17. Chewing gum is prohibited on the Basketball courts.
18. No smoking or vaping on the Basketball courts.
19. Court hazards or damages need to be reported to the District staff for repairs.

I. Amenity Grounds - Volleyball Court Policies

1. Please note that the Volleyball court is an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Volleyball court are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of the Volleyball court equipment may result in the suspension or termination of the Volleyball court or Amenity privileges.
4. Security personnel and District staff can request to see FIP resident credentials to verify identification. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. The Volleyball court is for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only.
6. Children under the age of thirteen (13) are not allowed to use the Volleyball court unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Volleyball court is available for Patron use during normal operating hours which are posted. The Volleyball court in this facility may not be rented.
8. Organized sporting activities not approved by the CDD Board of Supervisors are prohibited from any District Property. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, an interested vendor must apply with the CDD Board of Supervisors. The vendor must provide proper credentials, insurance, revenue share agreement, and execute a contract with the District.
9. Volleyball court usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at the Volleyball court including recreational programs and Fleming Island Plantation District events.
10. Patrons and their guests using the Volleyball court must supply their own Volleyball equipment.
11. Proper volleyball attire is required at all times while on the court. No flip flops, cutoffs, swimsuits, or jeans are allowed.
12. Proper court etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. Also, be courteous of other courts in play (ex. No walking through the court, hanging on the volleyball net, etc.). Be respectful of others, giving others their allotted time to use courts. If others are waiting, please limit play to one (1) hour.
13. Out of courtesy for others, speakers are not permitted on the Volleyball court with the exception of District events and programs.
14. Players must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready to play for other Patrons.

15. The Volleyball court is for volleyball only. Equipment such as skateboards, roller blades, bikes, scooters, etc., are not allowed on the court at any time.
16. The sand is for volleyball use only. No kicking, throwing, or eating of sand. Also no sandcastle making or removing the sand from the premises.
17. No chairs are permitted on the Volleyball court.
18. Non-alcoholic beverages are permitted at the Volleyball court if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Volleyball court.
19. Chewing gum is prohibited on the Volleyball court.
20. No smoking or vaping on the Volleyball court.
21. Court hazards or damages need to be reported to the District staff for repairs.

J. Amenity Grounds AND Splash Park - Playground Policies

1. Please note that the Amenity Center Playground and Splash Park Playground are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Amenity Center Playground and Splash Park Playground are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of the playground equipment may result in the suspension or termination of Amenity privileges.
4. Security personnel and District staff can request to see FIP resident credentials to verify identification. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. The Amenity Center Playground and Splash Park Playground are for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only.
6. Children under the age of thirteen (13) are not allowed to use the playgrounds unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Splash Park Playground is intended for children ages two (2) - twelve (12).
8. The Amenity Center Playground and Splash Park Playground are available for Patron use during normal operating hours which are posted. The playgrounds may not be rented.
9. Playground usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at or near the Amenity Center Playground or Splash Park Playground including recreational programs and Fleming Island Plantation District events.
10. Proper attire is required at all times while on the playgrounds. Shoes must be worn at all times.

11. Out of courtesy for others, speakers are not permitted on the playgrounds with the exception of District events and programs.
12. Proper playground etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. All Patrons and their guests are expected to interact well with others while using the playgrounds.
13. No horseplay is permitted on the Amenity Center Playground or Splash Park Playground. Climbing up the playground structures, including the slide, and jumping from play structures is strictly prohibited.
14. The Amenity Center Playground and Splash Park Playground slides are only for going down. NO climbing or walking up the slide. All slide riders must ride feet first, on their bottoms, with their arms at their sides.
15. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, kicked, or eaten for any reason.
16. Patrons must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the playgrounds ready for other Patrons.
17. The Amenity Center Playground and Splash Pass Playground are for playground use only. Equipment such as skateboards, roller blades, bikes, scooters, etc., are not allowed on the playgrounds at any time.
18. Non-alcoholic beverages are permitted at the playgrounds if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the playgrounds.
19. Chewing gum is prohibited on the Amenity Center Playground and Splash Park Playground.
20. No smoking or vaping on the playgrounds.
21. Playground hazards or damages need to be reported to the District staff for repairs.

K. Splash Park Grounds - Activity Grass Field and Walk Path Areas

1. Please note that the Splash Park Activity Grass Field, including the outdoor fitness stations, and Walking Path Areas are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Splash Park Activity Grass Field and Walking Path Areas are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of the outdoor fitness station equipment may result in the suspension or termination of Amenity privileges.
4. All Patrons are encouraged to consult with their physician before beginning an exercise program that incorporates the outdoor fitness stations.
5. Security personnel and District staff can request to see FIP resident credentials to verify identification. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
6. The Splash Park Activity Grass Field and Walking Path Areas are for Patrons only. Patrons may invite guests for play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only.

7. Children under the age of thirteen (13) are not allowed to use the activity field and walking paths unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to “drop off” under age children without adult or guardian supervision.
8. The Splash Park Activity Grass Field and Walking Path Areas are available for Patron use during normal operating hours which are posted.
9. Patrons are able to rent the two pavilions closest to the playground in the Splash Park Activity Grass Field and Walking Path Areas. All additional pavilions along the walking path in this area are non-reservable areas.
10. The Splash Park Activity Grass Field and Walking Path Areas may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at this area including recreational programs and Fleming Island Plantation District events.
11. Proper attire is required at all times while on the activity field and walking paths. Shoes and a shirt must be worn at all times.
12. Out of courtesy for others, speakers are not permitted on the Splash Park Activity Grass Field and Walking Path Areas with the exception of District events and programs.
13. Proper etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited.
14. While using the outdoor fitness station, please limit your time to fifteen (15) minutes per station if another Patron is waiting.
15. No bags, gear, or additional equipment should be placed or used at the outdoor fitness stations. Please refrain from using hand chalk.
16. No stepping or climbing on the benches or machines in the Splash Park Activity Grass Field and Walking Path Areas.
17. No motorized vehicles are allowed past the parking lot, including but not limited to golf carts, scooters, dirt bikes, hoverboards, etc. except for District authorized vehicles.
18. Biking, skateboarding, rollerblading, or any similar activities are prohibited in the Splash Park Activity Grass Field and Walking Path Areas.
19. Patrons must clean up after utilizing this area. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the area ready for other Patrons.
20. Non-alcoholic beverages are permitted at the Splash Park Activity Grass Field and Walking Path Areas if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted in this area.
21. No smoking, vaping, or open flames on District Property.
22. All hazards or damages need to be reported to the District staff for repairs.
23. Pets are permitted on the walking path and grassy area behind the Splash Park. All animals permitted behind the Splash Park must be leashed at all times, and pet owners are responsible for their animal’s actions including pet clean up.

L. Margaret's Walk Park and Pier Policies

1. Please note that the Margaret's Walk Park and Pier is an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
3. All Patrons and their guests using the Margaret's Walk Park and Pier are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of District Property may result in the suspension or termination of Amenity privileges.
4. The Margaret's Walk Park and Pier are available for Patron use during normal operating hours, thirty (30) minutes after sunrise to thirty (30) minutes before sunset. This District Amenity may not be rented.
5. Patrons not residing in the Margaret's Walk community may obtain a daily pass code for access through the Margaret's Walk gate from the Amenity Center Office, during regular business hours. This will be a one (1) day code for access to the Park. Proper FIP resident credentials are required to obtain this code.
6. Children under the age of thirteen (13) are not allowed to utilize Margaret's Walk Park and Pier unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Margaret's Walk Pier is not a docking or launching station for Patrons. Patrons may not dock or launch their canoes, kayaks, boats, or any other aquatic vessels at the Pier.
8. Patrons may not tie anything to the Pier, i.e. canoes, boats, crab traps, fishing line etc.
9. Fishing is permitted off the Margaret's Walk Park Pier. A state official fishing license and FIP resident credentials are required. No cleaning of fish is permitted on the Pier.
10. No jumping or diving from the Pier as swimming is prohibited.
11. Motorized vehicles, including but not limited to golf carts, scooters, etc. are not permitted at Margaret's Walk Park and Pier except for District vehicles. Skateboarding and rollerblading are also not permitted on District Property.
12. Appropriate attire, including shoes, must be worn all the time.
13. Patrons are not permitted to climb the walls, structures, or railings in Margaret's Walk Park and Pier.
14. Barbecue grills, charcoal grills, fireworks, or any open flames are not permitted on any District Property at any time, including Margaret's Walk Park and Pier.
15. No food, drinks, or glass containers are allowed at this District Amenity. Please help to keep the Park and Pier clean. The goal is to show common courtesy by leaving the Amenities ready for use for other Patrons.

IV. Fleming Island Amenities and Building Reservations

A. Reservations General Policies

1. Patrons will need to obtain and complete a rental reservation form at the Amenity Center Office. No potential rental date or time can be held unless proper paperwork, deposits, and fees have been submitted to the onsite District staff. The facility will be reserved on a first come, first serve basis.

2. Patrons may reserve for rental certain portions of the District Property Grounds for private events. Patrons interested in doing so should contact the Amenity Center Office Staff regarding the anticipated date and time of the event to determine availability. Please note that the District Property is unavailable for private events on holidays as listed but not limited to : New Year's Day, Easter Sunday, Mothers's Day, Memorial Day weekend, Father's Day, 4th of July weekend, Labor Day Weekend, Halloween, Thanksgiving, Christmas Eve, Christmas Day, and New Year's Eve.
3. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center staff as well as the District Manager.
4. Patrons must be present during the entire function, including the initial inspection of the premises and the final walk-through when applicable.
5. Rental applicants must be a Fleming Island Plantation CDD Patron and in good standing.
6. Two (2)-week prior reservations are required for any rental of facilities.
7. Patrons renting the facilities are requested to notify the Amenity Center staff if the requested rental time is not needed at least seven (7) days prior to the rental for a full fee refund. If less than seven (7) day notice is given, return of fees are subject to management approval. Deposits shall be refundable regardless of the cancellation date.
8. Patrons that miss three (3) consecutive rentals without notifying the Amenity Center staff may forfeit their rights to rent the facilities.
9. CDD Board of Supervisors or District staff cannot be held responsible for damage or loss of items.
10. Smoking, vaping, and use of smokeless tobacco products are prohibited on any and all District Property.
11. Barbecue gas grills, charcoal grills, or any open flames are not permitted on any District Property at any time.
12. Patrons are able to bring food and non-alcoholic drinks to the rental facilities, but they are solely responsible for any damages that may incur.
13. No alcoholic beverages, including but not limited to beer, wine, hard spirits, etc. are permitted at Patron rental reservations excluding the Splash Park Gathering Room. In order to have alcohol at the Splash Park Gathering Room, Patrons must have the proper certificate of insurance and a licensed bartender in order to serve alcohol to attendees (certificate of insurance and bartender license must be provided two (2) weeks prior to requested date).
14. Patrons are responsible for presenting FIP resident credentials when asked to do so by District staff or District Security Personnel. Failure to produce the proper identification will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
15. Any non-compliance with the terms agreed to on the reservation forms and/or CDD policies and procedures can cause full or partial forfeiture of deposits and possible loss of a portion or all Amenity privileges.

B. Amphitheater and Pavilion Reservation Policies

1. **Amphitheater:** The Gazebo and surrounding grassy area at 2327 Market Drive is available to rent for \$250 for a four (4)-hour time frame or \$500 for an eight (8)-hour timeframe. Additional time slots may be purchased if available. All time frames must include set-up and clean up. There is a required \$300 deposit. If electricity is required, there is a \$25 fee. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed, deposit checks will be returned to the Patron or shredded in the Amenity Center Office.
2. **Amenity Center Pavilions:** The pavilions at the Amenity Center Grounds are available for rental and are located between the pickleball courts and the children's playground. Pavilion 1 and Pavilion 2 can be rented for \$35 each for up to four (4) hours maximum time. No additional time slots may be purchased. The four (4)-hour time frame includes set-up and clean up. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. If more than twenty (20) attendees, Patrons are required to rent both Pavilions. There is a maximum capacity of twenty (20) attendees per pavilion for a maximum of forty (40) attendees at both pavilions. Disregard for this capacity may cause the full forfeiture of fees and deposits. Dry inflatables and bounce houses are permitted at the Amenity Center Pavilions with the proper documentation. Patrons or their vendor must submit a certificate of insurance to the Amenity Center Office at least two (2) weeks prior to the rental date for approval. Failure to submit proper documentation will lead to dismissal from District Property. Patrons or vendors must provide their own electricity as the Amenity Center Pavilions electricity is not available for Patron use.
3. **Splash Park Pavilions:** The pavilions at the Splash Park Activity lawn, located behind the pool, are available to be rented for \$35 each for up to four (4) hours. The four (4)-hour time frame includes set-up and clean up. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. If more than twenty (20) attendees, Patrons are required to rent both Pavilions. There is a maximum capacity of twenty (20) attendees per pavilion for a maximum of forty (40) attendees at both pavilions. Disregard for this capacity may cause the full forfeiture of fees and deposits. Inflatables and bounce houses are prohibited at the Splash Park Grounds.
4. **Splash Park Field:** The Splash Park Field is available to be rented for \$70 for a two (2) hour period on its own and \$50 for a two (2) hour period when added on to a Pavilion rental. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. Inflatables and bounce houses are prohibited at the Splash Park Grounds.
5. At all outdoor facilities, if forty (40) or more persons will be attending a function, the Patron renting the facility is required to obtain the services of an off-duty or retired police officer. Written notification of the Officer hired must be submitted to the Amenity Center Office at least seven (7) days prior to the rental.
6. Please refrain from attaching or sticking anything on the stucco or painted columns for decorations. This could result in partial or full loss of security deposit.

C. Amenity Center Conference Room or Splash Park Gathering Room Reservation Policies

1. **The Amenity Center Conference Room** is available for rent at \$50 for a two (2)-hour time frame or \$100 for a four (4)-hour time frame, not to exceed eight (8) hours, that includes set-up and clean up. There is a

\$375 deposit required. These checks should be made payable to FIP CDD. The Conference Room is available for meetings, classes, game clubs, and events. Rentals for ages twelve (12) and under are not permitted at this facility. The maximum number of people allowed in the conference room is twenty-nine (29). Disregard for this capacity may cause the full forfeiture of fees and deposits. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office.

2. **The Splash Park Gathering Room** is available for rent at \$185 for a two (2)-hour time frame or \$325 for a four (4)-hour time frame, not to exceed eight (8) hours, that includes set-up and clean up. There is a \$375 deposit required. These checks should be made payable to FIP CDD. The maximum number of people allowed in the gathering room is ninety (90). Disregard for this capacity may cause the full forfeiture of fees and deposits. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office.

Splash Park room rentals are the room only. Patrons may not use the pool during their rental time frame. Should any Patron or their guest of the party be found on/using the pool/pool deck during the rental time frame, that party shall be immediately dismissed from District Property. This is a safety concern and any failure to adhere to this policy can result in partial or full forfeiture of deposit(s), or loss of Amenity privileges.

3. **Staffing Fee** – Outside of normal operating hours at either facility, a staffing fee will be required at a rate of \$20 per hour up to eight (8) hours for rentals. These checks should be made payable to Vesta. The role of the additional staff member is to protect assets by communicating with the Patron host of the party to include time management, monitoring acceptable decorating, crowd management, and clean up inspection.
4. Patrons are responsible for setting up the room with tables and chairs to meet their rental needs. It is also the responsibility of the Patron to return all furniture back to its original locations. Failure to comply with these rules can cause loss or full forfeiture of deposits, as well as future use of the rooms.
5. Please note that kitchen facilities at either location are not fully stocked, please plan accordingly. Also, neither facility is equipped with a garbage disposal so please dispose of food properly.
6. No signs or materials may be attached to any wall, door, sound panels, window furnishings or painted surface except at the direction of Management.
7. Children under the age of thirteen (13) must always be actively supervised and remain with a responsible adult during the entire duration of the rental time block.
8. Patrons assume total responsibility for safety and careful use of the furnishings and equipment at both the Amenity Center facility and Splash Park facility. Abuse or misuse will immediately constitute full forfeiture of fees, deposits, and loss of rental privileges.

D. Swimming Pool Reservation Policies

1. Patrons and guests should abide by all Fleming Island Plantation CDD policies and procedures. Failure to do so can result in loss of amenity privileges and forfeiture of all rental fees and deposits.
2. Swimming pool party reservations are available at both swimming facilities. This pool rental will grant Patrons and their guests access to the designated rental areas and pool use at either swimming facility. Other Patrons can still utilize the swimming facilities during swimming pool party reservations.
3. The **Amenity Center Pool** and **Splash Park Pool** are available for Patron private events during regular pool hours in two (2) hour increments of the Patron's choice except for the first and last hour of swimming facility operations. The two (2) hour rental block does include set up time, party, and break down time.

Please note that only one (1) two (2) hour Patron pool party reservation will be permitted and only up to two (2) pool party rental reservations total per day. Also, note that there will be no pool parties permitted on any swim season holidays or when the pool season is over.

4. The Amenity Center Pool reservation allows Patrons a maximum of twenty (20) attendees total. This includes Patrons, non-Patrons, swimmers, and non-swimmers. Failure to adhere to the maximum capacity guidelines will cause complete forfeiture of all fees and deposits. There is a \$85 non-refundable rental fee for the use of the Amenity Center Pool and designated party area. There is also a \$300 refundable deposit (check only) required for this pool party reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.
5. The Amenity Center Pool reservation includes tables in the designated party area (area across from the pool gate at the picnic pavilion). Food and non-alcoholic beverages are permitted in this area only. Failure to adhere to the food and beverage policy will cause full forfeiture of all fees and deposits.
6. The Splash Park Pool reservation allows Patrons a maximum of thirty (30) attendees total. This includes Patrons, non-Patrons, swimmers, and non-swimmers. Failure to adhere to the maximum capacity guidelines will cause complete forfeiture of all fees and deposits. There is a \$100 non-refundable rental fee for the use of the Splash Park Pool and designated pool party area. There is also a \$300 refundable deposit (check only) required for this pool party reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.
7. The Splash Park Pool reservation includes tables in the designated party area (area left of the eating pavilion). Food and non-alcoholic beverages are permitted in this area only. Failure to adhere to the food and beverage policy will cause full forfeiture of all fees and deposits.
8. The Patron must be present during the entire duration of the pool party reservation. Patrons must check in and check out with the attendant.
9. Once the pool party reservation is completed, Patrons and guests must vacate the swimming facility. Patrons wanting to bring guests must re-enter and abide by FIP CDD guest policies and procedures.
10. Pool party reservations must comply with the Fleming Island Plantation CDD inclement weather policies and procedures.
11. Any non-compliance with any of the pool reservation policies or pool rules can cause full forfeiture of fees and deposits and loss of Amenity privileges.

E. Insurance and Operating Cost Requirements

1. The District reserves the right to establish insurance requirements and fees to cover any costs incurred by the District as are necessary on an event-by-event basis. Insurance and fee schedules are available in the Amenity Center office.
2. Any outside vendor used during a Patron's rental must provide a copy of their insurance one week prior to the event and list the Fleming Island Plantation CDD as additionally insured.
3. If Patrons plan on having any outside vendors attending the rental, i.e. game trucks, magicians, clowns, etc. Patrons and their vendors must have management approval. Vendors must provide proof of liability insurance to the Amenity Center Office, at least one week prior to their event. Failure to not provide liability insurance will result in immediate removal from the facility.

V. Suspension and Termination of Privileges

1. Privileges of the Fleming Island Plantation Amenities may be subject to suspension or termination by the CDD Board of Supervisors, District Staff; the District Manager, onsite property management staff, and security personnel:
 - a. Submits false information on District resident forms (i.e.: children's date of birth, registering an individual who does not permanently reside at the address, misinformation on facility rental forms, etc.).
 - b. Submits false information on the application for a guest pass
 - c. Permits unauthorized use of a pass.
 - d. Exhibits unsatisfactory behavior; deportment or appearance.
 - e. Fails to abide by the Policies and Procedures established for the use of facilities.
 - f. Treats the personnel, employees, and Patrons of the facilities in an unreasonable or abusive manner (i.e. language, bodily harm).
 - g. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the District, its management, or other Patrons.
2. Any individual registered as a "Sexual Offender" as defined in Section 943.0435, Florida Statutes or as a "Sexual Predator" as defined in Section 775.21, Florida Statutes, shall not be permitted to access the Plantation Splash Park or the Amenity Center, as defined herein. District staff shall not grant amenity access cards to individuals who are registered as Sexual Offenders or Sexual Predators and shall immediately deactivate any amenity access cards which may have been granted to an individual who is registered as a Sexual Offender or Sexual Predator.
3. The CDD Board of Supervisors, District Staff; the District Manager, onsite property management staff, and security personnel may at any time restrict, suspend or for cause or causes, as described above, any Patrons' privileges to use any or all of the District facilities.
4. All rules, regulations, hours of operation are subject to change at any time, at the sole discretion of the management.