

RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

GENERAL POLICIES

GOOD NEIGHBOR POLICY

Welcome to the Rivington Community Development District (“District” or “CDD”). We want everyone who lives in our community to enjoy a carefree lifestyle. If a resident or owner observes or suspects unusual activity on the grounds, please report it to the police. Then report it to the Inframark staff at the District Office (“Management”) at 407-566-1935.

In order to allow everyone the opportunity to enjoy the Recreation Facilities (playground, community room, pool and pool deck, mews), all residents, owners, non-resident members (hereinafter described), and their guests (hereinafter defined as “Patrons”) are expected to maintain an appropriate level of decorum in dress and behavior. The Rivington community is protected by video cameras in all areas. Patrons must abide by the community rules and by the policies stated herein and shall maintain the appropriate level of decorum or, if you are abusive to other Patrons, you will be asked to leave the premises or be removed by the appropriate means. This video will be used in order to prosecute any person that violates these rules. If the behavior continues by the Patron, this will result in action taken by the Board of Supervisors (“Board”) of the District, including but not limited to, a suspension or termination of the Patron’s privileges to the Recreation Facilities. Notice of the Board’s intention to consider such action during a public meeting shall be provided to the Patron against whom such action will be considered.

TO PRESERVE OUR RESIDENTS’ PRIVACY, SOLICITATIONS OF ANY KIND ARE NOT PERMITTED IN THE RECREATION FACILITIES.

FACILITY HOURS

RECREATION CENTER and COMMUNITY ROOM

The community room is available by previous reservation only.

POOL

Open dawn to dusk

PLAYGROUND, PARKS, AND MEWS

Open dawn to dusk

ACCESS TO FACILITIES

Access to the District's recreational facilities is limited to either property owners and their children (who reside in their home within the boundaries of Rivington OR who reside outside the boundaries of Rivington and do not rent out their home at any time), or renters and their children (who occupy a residence in Rivington and whose owner of the residence relinquishes access to the facilities).

Non-residents who purchase an annual membership fee (see page 6 of these rules) will be granted full use of all recreational facilities, subject to conformance with all rules, policies, and guidelines associated with the recreational facilities, including enforcement and penalties for violations.

Access cards will be provided, one (1) per household or per paying non-resident member. For purposes of these rules, all access card holders will be referred to as Patrons, which includes owners, renters, and non-resident members.

POOL POLICIES

GENERAL RULES

State or local municipality has rules governing public pool use. For the safety of our Patrons and Management's desire to comply with governing regulations, Rivington will enforce whichever rule is more restrictive.

LOST ACCESS CARDS: Each property will receive one (1) access card. Replacement cards are available for a fee of \$25.00 each.

For their safety, all users under the age of fifteen (15) must have an adult Patron over the age of eighteen (18) with them in the recreation facilities.

Guests must be accompanied by an adult Patron over of eighteen (18) years of age. In the event the pool area reaches maximum capacity, guests may be asked to leave so all Patrons may enjoy the use of the facility. Patrons are responsible for the conduct of their guests. Childcare providers must provide a notarized written statement from the child's or children's parents authorizing custodial rights. The childcare provider must bring proof of proper identification, a list of an emergency contacts, and authorized pool privilege.

GENERAL POLICIES FOR POOL AND POOL DECK AREA

All Patrons will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

Authorized users must have their access cards with them upon entering the Recreation Facilities, which includes the pool, restrooms, community room, and covered patio area.

Children fifteen (15) years old and under must be accompanied by a parent or person eighteen (18) years old or older, who is a registered Patron or an annual paid user at all times.

- All Patrons must shower before entering the pool.
- Patrons will swim at their own risk as no lifeguard is on duty. **NO DIVING, RUNNING, OR HORSEPLAY** is allowed in the pool area.
- Towels must be used on pool furniture.
- Reasonable inflatable toys may be used. Boogie boards, kick boards, mattresses, and other similar objects are not allowed in the pool.
- For everyone's safety, no glass or other breakable objects are allowed in the pool area.
- No chewing gum is permitted in the pool or pool deck area.
- No food or beverages are permitted in the pool or pool deck area. All food and beverages must be restricted to the picnic tables in the covered patio area or in the community room.
- Swimmers are required to wear footwear and a cover-up over their bathing suits when in the community room.
- Swimmers must dry off before entering the community room.
- Proper swim attire must be worn in the pool, in the community room, and on the pool deck area. Thong, t-back, or bathing suits which can be worn by either men or women are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR REGULAR DIAPERS ARE TO BE WORN IN THE POOL!**
- Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, rough-housing, loud music, and obscene language will not be tolerated. Patrons will be asked to leave the pool area immediately if this policy is violated.
- Playing with emergency equipment (e.g., life ring, hook) is not allowed. Patrons found tampering with these items will be subject to fines and/or termination of pool privileges.
- For safety reasons, no electrical cords can be used in the pool areas. All musical devices must be operated by battery. Headphones are preferred for the enjoyment of everyone at the pool.
- No alcoholic beverages are permitted in any of the Recreation Facilities.
- All food must be kept in designated areas, either the community room or under the covered patio area.
- No masks, fins, or snorkels are allowed in the pool.
- No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.
- Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool. For the comfort of other, changing of diapers, clothes, and so forth is not allowed near the pool, on the pool deck, or in the covered patio area. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.
- Pool entrances must be kept clear at all times.
- Smoking is not permitted at any time in any of the Recreation Facilities.

- No animals are allowed in the pool or pool deck area except for service animals appropriately marked, as permitted by law.
- No rollerblades, skateboards, or bicycles are permitted in the pool area.
- No swinging on the ladders or railings is allowed.
- Snapping of towels is not permitted.
- Pool furniture may not be removed from the pool deck area. Furniture used in the community room may be used under the covered patio and returned after use.
- Loud and abusive language is not allowed.
- This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.
- Any person swimming when the facility is closed may be suspended from future use of the facility.
- Management reserves the right to refuse anyone utilization of the pool and/or other Recreation Facilities.
- No trespassing in the pool area after dusk.
- No fishing or feeding wildlife from the Recreation Facilities adjacent to the lakeside.
- No standing or climbing fences adjacent to the lakeside.
- No parking or storing bicycles inside the fencing, and no locking bicycles on Recreation Facilities fencing.

<p>RIVINGTON CDD MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.</p>
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THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for thirty (30) minutes. At that time, if no other lightning is seen, the pool will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for fifteen (15) minutes. If no thunder is heard during this period, the pool will be reopened.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of twelve (12) hours up to a maximum of twenty-four (24) hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

RECREATION CENTER POLICIES

COMMUNITY ROOM

The community room is available for use only by reservation. Upon receiving approval for a reservation, events may be held during the hours of 8:00 a.m. to 9:00 p.m. These hours will be subject to change and may be adjusted seasonally as determined by Management and/or the Board.

RESERVATIONS

- Reservations must be received at least two (2) weeks in advance and are submitted to Management at the District Office.
- Reservations may only be made by adult Patrons of Rivington.
- The District charges a non-refundable rental fee for use of the community room, as well as a refundable deposit and a cleaning fee.
- Further details are available on page 7 of these rules.

GENERAL POLICIES FOR USE OF THE COMMUNITY ROOM

- All Patrons will use the Recreation Facilities at their own risk and will comply with the written and posted rules and regulations of the Recreation Facilities. All rules and regulations will be strictly enforced at all times.
- Teens aged fifteen (15) and younger may not use the recreation center without adult supervision.
- Guests must be accompanied by an adult Patron over eighteen (18) years of age.
- Cars, motorcycles, golf carts, mopeds, bicycles, etc. must be parked in the designated parking areas at the Recreation Facilities and are not allowed inside the Recreation Facilities areas or at the entrance of the building.
- No skateboards, skates, or other wheeled toys are permitted in the Recreation Facilities or at the building entrance.
- No horseplay is allowed.
- No loud music is permitted, and musical devices must be battery operated.
- No loitering is permitted in the Recreation Facilities or on the parking lot, pool deck, or playground facilities.
- No pets are permitted in the facility at any time except for service animals appropriately marked, as permitted by law.

Absolutely **no smoking or vaping** is permitted in ANY of the Recreation Facilities, including community room, playground, parks, mews, or pool area. A designated area will be setup for this purpose.

GUEST POLICIES

GUESTS

All guests must be accompanied by a Rivington Patron over the age of eighteen (18) when using the recreation facilities.

Each Rivington family unit is limited to four (4) guests at any one time in the Recreation Facilities, including community room, pool, pool deck, and playground.

Guests must strictly adhere to all rules and regulation of the Recreation Facilities. Any violation of these rules will result in the revocation of the guest's privileges.

Rivington Patrons remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the Patron.

FEES

Annual non-resident membership fee:	\$1,600.00
Access to all Recreation Facilities.	

The annual non-residential membership fee will be reviewed and annually adjusted, if necessary, by the Board at its meeting adopting the annual fiscal year budget.

COMMUNITY ROOM USE FOR PRIVATE FUNCTIONS

Only Patrons may use the community room for private events.

Current pool regulations and recreation center policies apply in all circumstances.

The community room will be designated for the function.

The following steps must be completed by the Rivington Patron at least two (2) weeks prior of using the community room for any event

- Call the District office (407-566-1935) to confirm availability of the date and time for the event.
- Complete and sign an event reservation form.
- Provide a copy of the deed of the property at the Rivington community.
- Provide a copy of the applicant's driver's license.
- Bring two separate checks: one check for the deposit and the second for the rental fee. The checks should be payable to Rivington CDD.

Note: Cash or credit cards are not accepted.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the community room or the covered patio area. Drinks in plastic bottles and aluminum cans are permitted on the covered patio. Patrons are expected to clean up after themselves and make use of the trash cans. Alcoholic beverages are not permitted in any circumstances.

A deposit of \$250 will be required at least fourteen (14) days in advance of the event. Provided no damages or cleanup costs need to be performed after the event, the deposit is fully refundable unless the event is canceled with less than twenty-four (24) hours' notice. The deposit is fully refundable if the event is canceled due to inclement weather.

A cleanup fee \$50.00 will be taken out of the deposit if the room is not returned to its original condition.

FEES

COMMUNITY ROOM

DEPOSIT: **\$250.00**
Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$50.00**
Per event (*non-refundable*)

**NO MORE THAN xx GUESTS ARE PERMITTED AT A TIME IN THE COMMUNITY ROOM.
NO MORE THAN xx GUESTS ARE PERMITTED AT A TIME IN THE POOL AREA.**

PICNIC TABLES and POOL CHAIRS

- This furniture is available on a first-come, first-served basis.
- No reservations are taken for this furniture.
- Use is limited to two hours if others are waiting to use the furniture.

THESE FEES DO NOT APPLY TO PATRONS FALLING WITHIN THE RULES OF FOUR (4) GUESTS PER FAMILY UNIT.

THESE FEES ARE DESIGNED FOR PATRONS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES THROUGH THE EVENT RESERVATION PROCESS.

IMPORTANT PHONE NUMBERS

EMERGENCY	911
DeBary Police (non-emergency)	386-668-3830
DeBary Fire Department (non-emergency).....	386-668-3805
Lake County Sheriff’s Office (non-emergency).....	352-343-0638
Lake County Fire Rescue (non-emergency).....	352-343-9458
Florida Poison Information Center	1-800-282-3171
Rivington CDD (District Manager, <i>Inframark</i>).....	407-566-1935
Fax number	407-566-2064
Rivington HOA (Property Manager, <i>xxx</i>)	x
Rivington Community Room	x
Rivington Community Room and Recreation Facilities Address City, State, Zip	

NOTE: *These policies and rules are subject to change on a periodic basis.*