



**COUNTRY WALK  
COMMUNITY DEVELOPMENT DISTRICT**

**GUIDELINES FOR THE  
AMENITY FACILITIES**

**Country Walk Clubhouse  
30400 Country Point Blvd.  
Wesley Chapel, Florida 33543  
p. 813.991.6102 (Office)  
f. 813.991.6127**

**Amended February 9,  
2017**

## HOURS OF OPERATIONS

**Main Clubhouse: Monday – Saturday 9:00 am – 9:00 pm  
Sunday 9:00 am – 7:00 pm**

**Pool: Monday – Saturday 7:00 am – Dusk or 8:00 pm  
Sunday 7:00 am – Dusk or 7:00 pm**

**Gym: Monday – Sunday 4:00 am – 11:00 pm**

**Playground, Pavilion, Soccer Field: Dawn to Dusk**

## DEFINITIONS

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Country Walk Clubhouse, together with all amenity facilities and areas.

**“Amenity Facilities Policies” or “Policies”** – shall mean all Amenity Facilities Policies of Country Walk Community Development District, as amended from time to time.

**“Amenity Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Country Walk Clubhouse.

**“Annual User Fee”** – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** – shall mean the Country Walk Community Development District Board of Supervisors.

**“District”** – shall mean the Country Walk Community Development District

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

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

**“Guest”** – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

**“Non-Resident”** – shall mean any person or persons that do not own property within the District.

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

**“Patron” or “Patrons”** – shall mean Residents, Non-Resident Members, and Renters; who are sixteen (16) years of age and older.

**“Renter”** – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or family owning property within the District.

**“Adult”** – shall be considered any person eighteen (18) years of age or older.

### **NON RESIDENT USAGE FEE STRUCTURE**

The annual usage fee for persons not owning property within the District is \$3,000.00 per family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Country Walk Community Development District, (“the District”). The fee includes all amenities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. This membership is not available for commercial purposes.

### **FACILITY ACCESS**

Use of the District’s amenity areas is restricted to Resident’s Family, Non-Resident Members and Renters that have been designated as the beneficial user of the Resident’s membership. An access card is necessary to gain entry to the amenity facilities. Each resident family is issued two (2) initial access cards at no charge. Additional access cards can be purchased at a cost of \$10 per card; however a lost access card can be replaced at a cost of \$25. No more than four (4) access cards (issued to those 18 years or older) may be held by any resident or member household at any time. This access card system protects you and the facility from unapproved non-resident entry. Under no circumstance should a resident or member provide their access key fob to an unapproved non-resident to allow them to utilize the amenities. All Patrons will be required to sign an amenity facilities registration form and be

required to show proof of residence i.e. Driver's License, State ID, utility bill or a vehicle registration upon receiving their access card.

### **RENTER'S PRIVILEGES**

- (1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
- (3) During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
- (4) Property owners shall be responsible for all charges incurred by their Renters which remain unpaid. Resident owners are responsible for the department of their respective Renter.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

### **GUEST POLICY**

- (1) **Swimming Pool** – Patrons sixteen (16) and seventeen (17) years of age are only permitted to bring one (1) Guest each. A Family, as defined in these policies is limited to a maximum of four (4) total Guests. One of the Family members must be eighteen (18) years of age or older in order to bring up to four (4) total guests.
- (2) **Fitness Center** – Patrons eighteen (18) years of age and older can bring one (1) guest, fifteen (15) years of age and older, in the Fitness Center at any time.  
Patrons may bring a trainer to the Fitness Center for personal training session only.
- (3) Guests must be accompanied by a Patron when using any amenity facility. Patron will be responsible for any damages caused by Guests while using facilities.

### **GENERAL FACILITY PROVISIONS**

- (1) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees

beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

- (2) All Patrons must have their assigned access card upon entering the amenities. Cards are only to be used by the Patron they are issued to. Patron must present access card upon request from Amenity Staff members. Not in current policy.
- (3) Residents and members under the age of 16 must be accompanied by an Adult resident (18 years or older) when using the amenity facilities.
- (4) Residents and members are not permitted to "drop off" anyone under the age of 16 without the appropriate supervision.
- (5) All hours of operation of Amenity Facilities will be established and published by the District. The Clubhouse Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Clubhouse Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
- (6) Dogs and all other pets (with the exception of Service Animals) are not permitted at the Clubhouse Facilities and pool. Where Service Animals are permitted on the grounds, they must be leashed.
- (7) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Facilities premises unless in conjunction with a clubhouse approved room rental or special event. All Private Events where alcohol is to be served, will require a licensed and insured vendor of alcoholic beverages. They must provide proof of this to the Clubhouse prior to the event.
- (8) Vehicles must be parked in designated areas.
- (9) The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
- (10) The entire amenity facilities, pool area and surrounding areas are SMOKE FREE. Smoking is prohibited.
- (11) Guests must be accompanied by a Patron while using the Amenities.
- (12) Patrons must present their access cards when requested by staff at any Amenity Facility.
- (13) All Patrons must use their access card for entrance to the Amenity Facility. All lost or stolen access cards should be reported immediately to the Amenity Center Manager. There will be a \$25.00 replacement card fee.

- (14) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
- (15) Patrons and their guests shall treat all staff members with courtesy and respect.
- (16) Skateboards, in-line skates, or similar equipment are not allowed in the Clubhouse, tennis courts, basketball court, pool and playground area at any time.
- (17) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
- (18) The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (19) There is no trespassing or fishing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- (20) Parking of vehicles on District property is prohibited and will be subject to towing at the owner’s expense.
- (21) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
- (22) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that 16 year olds and younger for whom they are responsible also complies with the same.
- (23) The Amenity Facilities are under twenty-four (24) hour video surveillance.
- (24) Outdoor grilling is only allowed at the playground pavilion and at a District pre-approved special event.
- (25) Soccer Field is not to be used to hit or chip golf balls.
- (26) Fireworks are prohibited on District property.

- (27) After using the Clubhouse, all equipment, furnishings, and other District property shall be returned to its original location and condition. All food or other items must be removed from the Clubhouse.
- (28) All persons using the Clubhouse must obey the Pasco County noise ordinances and the posted capacity limits of the facility as defined by the Pasco County Fire Marshall.

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

Each Patron and each guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the center.

No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

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

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and

expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

### **GENERAL AMENITY FACILITY USAGE POLICIES FOR THE COUNTRY WALK CLUBHOUSE**

All Patrons and Daily Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

**Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District.

**Emergencies:** After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager (813) 994-1001.

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

### **GENERAL RULES FOR ALL SWIMMING AND WADING POOLS**

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

- (1) All Patrons must use their assigned access card issued to them upon entering the pool area. At any given time, a family may accompany a maximum of four (4) total guests to the swimming pools.
- (2) Children under the age of sixteen (16) must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- (3) Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (4) Swimming is permitted only during designated hours, as posted at the pool. Dusk is considered 30 minutes before dark. During the posted hours Patrons swim at your own risk while adhering to swimming pool rules.



- (5) Showers are required before entering the pool.
- (6) Glass containers are not permitted in the pool area.
- (7) No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (8) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (9) Diving is strictly prohibited.
- (10) Swimming Pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (11) Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all the facilities.
- (12) Proper swim attire must be worn in the pool. No thongs, denim or street attire.
- (13) No chewing gum is permitted in the pool or on the pool deck area.
- (14) For the comfort of others, the changing of diapers or clothes is not allowed at pool side. Changing tables are available for your convenience in the restrooms.
- (15) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (16) Remote controlled water craft are not allowed in the pool area.
- (17) Pool entrances must be kept clear at all times.
- (18) No swinging on ladders, fences, or railings is allowed.
- (19) Pool furniture is not to be removed from the pool area or placed inside pool.
- (20) Loud, profane, or abusive language is absolutely prohibited.
- (21) No physical or verbal abuse will be tolerated.

- (22) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- (23) Alcoholic beverages are not permitted.
- (24) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time.
- (25) The Amenity Management Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc.
- (26) All persons using the pool must abide by the posted loading limits established by law for the maximum number of swimmers in the pool at one time. The limit for the lap pool is 54 people. The limit for the regular swimming pool is 76 people.
- (27) Towels must be used on pool furniture.
- (28) Lap lanes are reserved for lap swimmers. Please be considerate of swimmers that plan to work out and use the lap lane for swimming.
- (29) All food and drink must be kept a minimum distance of 4 feet from the pool.
- (30) IF ANY LIGHTNING IS OBSERVED, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO LIGHTNING IS OBSERVED FOR 30 MINUTES, THE POOL WILL REOPEN. IF ANY THUNDER IS HEARD, THE POOL WILL BE CLOSED FOR 30 MINUTES. IF NO THUNDER IS HEARD FOR 30 MINUTES, THE POOL WILL BE REOPENED.

#### **AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY**

- (1) Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
- (2) Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events.
- (3) Amenity Management Staff has the final say regarding the use of any and all recreational floatation devices at all pools.

### **FECES POLICY FOR SWIMMING POOLS**

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

### **COUNTRY WALK FITNESS CENTER POLICIES**

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

**Please note the Fitness Center is an unattended facility. Persons using the facilities do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**

- (1) **Hours:** The Fitness Center is open for use by Patrons during normal operating hours to be established and posted by the District.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Eligible Users:** Patrons and Daily Guests fifteen (15) years of age and older are permitted to use the District fitness centers during designated operating hours. No children under the age of fifteen (15) are allowed in the District fitness centers at any time. Please note: guests under (18) must be with their legal guardian and have proof of age to use the fitness facility.
- (4) **Guest Policy:** Patrons eighteen (18) years of age and older may bring up to one (1) guest, fifteen (15) years of age and older, to the Fitness Center. Patrons may bring a trainer to the Fitness Center for personal training sessions only. Personal trainers must be preapproved by management.
- (5) **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

- (6) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).

**General Policies:**

- Each individual is responsible for wiping off fitness equipment after use.
- Use of personal trainers is not permitted in the Fitness Center unless pre-approved by the District.
- Hand chalk is not permitted to be used in the Fitness Center.
- Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Please replace weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District fitness centers.

**BASKETBALL, TENNIS COURTS AND SOCCER FIELD FACILITY POLICIES**

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

**Please note that the Basketball, Tennis Courts and Soccer Field are unattended Facilities and persons using the facilities do so at their own risk. Persons interested in using these Facilities are encouraged to consult with a physician prior to use.**

- (1) **Hours:** The Basketball and Tennis Court are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and work on a first come first serve basis. The Soccer Field is available for rental. Please stop by the office for details.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.

- (3) **Proper Attire:** Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.

**General Policies:**

- The Basketball and Tennis Court Facility is for the play of Basketball and Tennis only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the facility.
- Beverages are permitted at the Basketball and Tennis Courts if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball and tennis courts.
- Alcoholic beverages are not permitted.
- Anyone under the age of sixteen (16) is not allowed to use the Basketball and Tennis Court unless accompanied by an adult Patron.
- The Basketball and Tennis Courts are available on a first come, first serve basis. Use of the Basketball and Tennis Courts is limited to one (1) hour when others are waiting.
- Proper Basketball and Tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Basketball and Tennis Courts must supply their own equipment.
- Please clean up the courts and surrounding areas after use.
- Soccer Field is not to be used to hit or chip golf balls.
- All other general facility rules apply.

**PLAYGROUND POLICIES**

- (1) For the safety of all children and adults, only children between the ages of two (2) years and twelve (12) years of age may use the playground equipment. Children under the age of twelve (12) require the supervision of a Patron eighteen (18) years of age or older.
- (2) No roughhousing on the playground.
- (3) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited.
- (4) The use of profanity or disruptive behavior is absolutely prohibited.
- (5) Alcoholic beverages are not permitted.
- (6) All other general facility rules apply.

## **SUSPENSION AND TERMINATION OF PRIVILEGES**

- (1) Privileges at the amenity facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
- Submits false information on the application for an access card.
  - Permits unauthorized use of an access card.
  - Exhibits unsatisfactory behavior or language.
  - Damages District owned property.
  - Fails to abide by the Rules and Policies established for the use of facilities.
  - Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
  - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or Staff.
- (2) Management may at any time restrict or suspend any Patron's privileges to use any or all the amenity facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their guests, or to protect the District's facilities from damage.