

OVERVIEW

Hours of Operation

Clubhouse	Tuesday-Saturday	10:00 a.m. – 6:00 p.m.
	Sunday	1:00 p.m. – 6:00 p.m.
	Monday	1:00 p.m. – 6:00 p.m.
Swimming Pool	Monday-Sunday	8:00 a.m. – Dusk
Basketball Courts	Monday-Sunday	6:00 a.m. – Dusk
Tennis Courts	Monday-Sunday	6:00 a.m. – 10:00 p.m.
Outdoor Areas	Monday-Sunday	6:00 a.m. – Dusk

***All hours of operation are subject to change. The Dupree Lakes Community Development District maintains the right to close the facilities due to any unforeseen circumstances.*

Operating Calendar and Holidays

Holidays

The facility will be closed on the following days:

- Thanksgiving
- Christmas
- New Year's Day
- Easter

Inclement Weather

We will make every attempt to remain open during times of inclement weather; however, the facilities will be closed if the conditions are determined to be a threat to the residents and members and staff. **Amenity Manager may ask all users to leave in the event of inclement weather. The Clubhouse facility is not a designated emergency shelter.**

Maintenance Days

In an effort to achieve the highest standards of facility cleanliness and safety, there will be times when certain areas of the facility will be shut down for improvements, cleaning, and preventative maintenance. Resident understanding and patience are appreciated as efforts are made to improve and maintain the cleanliness, safety, and aesthetics of the facility. Whenever possible, maintenance days will be planned in advance and residents and members will be notified.

Facility Access and Eligibility for Use

All residents, members of households living in our community and designated tenants; hereinafter, called "residents," are entitled to use the community facilities and amenities. Furthermore, approved non-resident members; hereinafter, called "members," who pay the applicable annual non-resident usage fee may also use the community facilities and amenities.

Non-resident owners who have delegated the right to use the community amenities to their tenant must provide written authorization, a listing of tenants and a copy of the lease. Tenants will be required to provide proof of residency before they receive access ID cards/devices to the facility. Non-resident owners are responsible for turning in their access ID cards/devices to the Clubhouse management for reissue to the tenant.

Management reserves the right to suspend a resident's or member's use of the amenities for failure to follow the policies and procedures, posted rules and regulations, directives of staff on duty, and for a resident's or member's failure to pay any amounts owed to the District.

Disclaimer

Homeowners and guests using the facilities do so at their own risk. The safety of our residents, members and guests of our community is a primary concern. All persons using the facilities do so at their own risk and agree to abide by the rules for use of the facility. The Dupree Lakes Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities. Residents and members are responsible for their actions and those of their guests.

Access Cards or Devices

Use of the District's amenity areas is restricted to residents, members and their guests. An access card/device may be necessary to gain entry to the amenity areas. Under no circumstance should a resident or member provide their access card/device to an unapproved non-resident to allow them to utilize the amenities. Doing so may result in suspension of access to facilities.

Guest Policies

Resident and member households will be able to bring up to 5 guests with them to the facility. These guests must be accompanied by an adult resident (18 years or older). Residents and members who are 16 years old or older, who are visiting the facility without their families, may bring one guest. All guests will be required to sign a waiver and log in prior to using the facility.

Private Rental Usage Guidelines and Request Form

Private Rental Request and Waiver Forms are utilized for private rental of specified indoor amenities available for private functions. Residents must read and agree to follow the Private Rental Usage Guidelines before a request will be approved.

Resident Clubs and Interest Groups

Our facility is available to interest groups, activity club meetings and social events. Clubs and interest groups will be resident managed and self-supporting. The staff will help to facilitate meetings and assist in the development and promotion of activities developed by the clubs. Any resident or member wishing to develop an interest group or club should contact the staff to receive information and an application.

Meeting and event dates will be subject to facility availability. All clubs must be open to any resident or member. Guests may be permitted to attend club functions on a limited basis with permission from the staff.

Program Suggestions and Ideas

The staff is constantly striving to improve programs and services offered to the community. Residents and members are encouraged to submit ideas and suggestions for upcoming programs by completing a Comments and Suggestion Form.

FACILITY FEATURES AND USAGE GUIDELINES

Community Amenities Overview

Dupree Lakes offers residents and members a wide variety of resort style amenities and services including:

- Resort Style Pool
- Water feature/Splash Zone Catering Kitchen
- Covered Veranda & 2 Cabanas in Pool Area
- Tennis and Basketball Courts
- Tot Lot and Children's Playground

General Facility Policies and Guidelines

The following usage guidelines have been established to maintain the facility and ensure the safety and enjoyment of all residents and members. Pool monitors will be on the pool deck during peak hours. Pool monitors are not lifeguards, but they will monitor all activities on the pool deck and will enforce pool rules.

General Facility Policies

1. All residents and members are entitled to utilize the amenities if they meet all eligibility requirements.
2. Residents and members must have, at all times in their possession, their access card/device to enter and utilize the amenities.
3. Guests must be accompanied by an adult resident (18 years or older).
4. Residents and members under the age of 16 must be accompanied by an adult resident (18 years or older), when using the amenities. Additional age requirements may apply as listed in the usage guidelines for specific areas.
5. Residents and members are not permitted to “drop off” anyone under the age of 16 without the appropriate supervision.
6. Residents and members are encouraged to speak to their physician before engaging in physical exercise. All residents and members utilize the amenities at their own risk.
7. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
8. With the exception of the pool and wet areas, where bathing suits are permitted, residents and members must be properly attired with shirts and shoes to utilize the amenities.
9. Bathing suits and wet feet are not allowed indoors with the exception of the pool restroom area.
10. Food and drink will be limited to designated areas only.
11. Smoking is not permitted under any circumstance.
12. Alcoholic beverages are strictly prohibited, unless it is an event sponsored by the District.
13. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
14. Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual using the clubhouse facilities, or District property.
15. Use of profane or inappropriate language is prohibited.
16. Bullying, fighting and vandalism are prohibited.
17. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law

enforcement agency.

18. Excessive noise that will disturb other residents, members or guests is not permitted.
19. Any type of harassment or disrespect to the staff or other residents and members is prohibited.

Pool & Children's Water Feature Guidelines

We are pleased to provide our residents and members with a fantastic aquatic amenity area. The following usage guidelines have been established to maintain the facility and ensure the safety and enjoyment of all residents and members.

Usage Guidelines:

1. The swimming pool facilities are operated in accordance with FAC 64E-9.008 and hours of operation will be posted at the facilities
2. Access cards/devices are necessary to enter the pool facility.
3. Each household may bring up to *five* (5) guests for use of the pool facilities, all guests must be accompanied by an adult resident (18 or older) at all times.
4. Lifeguards will not be present at the pool facilities. Persons using these facilities do so at their own risk.
5. Children under the age of 16 must be accompanied by an adult resident (18 years or older) at all times.
6. Adults accompanying children are responsible for ensuring that they do not urinate or defecate in the pool. (Rubber briefs must be placed over diapers of infants and very small children.) Children may not enter the pool without proper attire.
7. All persons using the pool facilities shall obey the capacity requirements as defined by Pasco County. The capacity for the pool is 97 persons.
8. Proper Swimming attire must be worn while using the facilities (i.e., bathing suits only, no cut-off shorts or thongs).
9. Showering is mandatory before use of the pool facilities.
10. No running is allowed in the pool facility area.
11. No rough-housing or chicken fighting is allowed in the swimming pool.
12. No diving is allowed.
13. Flotation devices are allowed in the pool; however, they must not interfere with the enjoyment of other guests using the pool.
14. No balls or toys should be thrown within the pool or pool area.
15. No smoking.
16. No animals are allowed in the pool facilities.
17. No food or drink is allowed within four feet of the pool.
18. No alcoholic beverages are allowed in the pool facilities

19. No glass containers are allowed in the pool area.
20. Radios will be kept to a reasonable volume as not to disturb other residents, members or guests. No explicit lyrics will be tolerated.
21. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
22. Cabana or Veranda area, or any tables and chairs on the deck area, may not be reserved by placing towels or personal belongings on them.
23. Belongings left in the pool facilities after dusk shall be placed in the Clubhouse ...Lost & Found" for a period of 30 days. If the item(s) are not claimed, they will be discarded.
- 24. In the event of an emergency, CALL 911.**

Clubhouse and Gathering Area

The facility contains common social areas that are open for the use of residents, members and their guests. These areas may have scheduled programs or Private Events during specific times of business operating hours.

Usage Guidelines

1. All areas are open for resident and member utilization unless a structured program, event or Private Event Rental is taking place.
2. Private Event Rentals require completion of an indemnification agreement, a security deposit and a specified rental fee.
3. No one under the age of 16 is allowed in these areas alone unless accompanied by an Adult resident (18 years or older).
4. Only specified areas are available for Private Event Rentals.
5. Profanity is prohibited.
6. Residents and members are responsible for cleaning up after themselves.
7. Food and beverages may only be consumed in designated areas.
8. Proper attire including shirt and shoes is required in the Clubhouse. Absolutely no wet feet or clothing, including swimwear are permitted in the clubhouse
9. All other general facility rules apply.

Tennis Courts

Our community offers (2) lighted tennis courts for informal use, lessons and clinics.

Usage Guidelines

1. The tennis courts are open from 7:00 a.m. to 10:00 p.m.
2. Courts are available for use by residents, members and their guests on a first come, first serve basis

DUPREE LAKES CDD – AMENITY CENTER RULES

only.

3. Courts may only be reserved for a community approved program or event.
4. The courts are lighted and can be used until 10:00 pm each night.
5. When other players are waiting, tennis court use should be limited to 1 hour.
6. No one under the age of 16 is allowed in the area alone unless accompanied by an adult resident (18 years or older).
7. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels are not permitted on the courts.
8. All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm-up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
9. The rules established by the United States Tennis Association (U.S.T.A.) should be strictly followed and adhered to by all players at all times.
10. Smoking in the tennis court areas is prohibited.
11. Food and gum are not permitted on the courts. Drinks must be in a non-breakable, spill-proof container.
12. Profanity, fighting and disruptive behavior will not be tolerated.
13. No furniture will be allowed on the playing surfaces.
14. All sports instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the District.
15. All other general facility rules apply.

Basketball Courts

Our community offers (2) half-court basketball courts for residents, members and their guests.

Usage Guidelines

1. The basketball courts are open from 7:00 am to DUSK.
2. Courts are available for use by residents, members and their guests on a first come, first serve basis only and cannot be reserved for a private function.
3. Courts may only be reserved for a community approved program or event.
4. Residents and members are responsible for bringing their own equipment.
5. All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black-soled shoes are restricted from the basketball courts.
6. No one under the age of 16 is allowed in the area alone unless accompanied by an adult resident (18 years or older).
7. Bikes, rollerblades, roller shoes, skateboards and equipment with wheels that may damage the

courts are prohibited.

8. Profanity, fighting and disruptive behavior will not be tolerated.
9. Smoking on the courts is prohibited.
10. Food and gum are not permitted on the courts. Drinks must be in a non-breakable spill- proof container.
11. All sports instructors and coaches are Independent Contractors that must be approved, certified, insured and must have a contractual agreement with the District.
12. All other general facility rules apply.

All Outdoor Areas/Soccer Field

All other outdoor areas have been beautifully designed and maintained for enjoyment and utilization.

Usage Guidelines

1. The outdoor areas/soccer field is open from 7:00 am to DUSK.
2. All outdoor areas are available for use by residents, members and their guests on a first come, first serve basis only. These areas may only be reserved for a community-approved program or event.
3. No one under the age of 16 is allowed in these areas alone unless accompanied by an adult resident (18 years of age or older).
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
5. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
6. Pets must be kept on a leash. Residents and members must pick up and dispose of pet waste in appropriate outdoor receptacles.
7. Profanity, fighting, and disruptive behavior will not be tolerated.
8. Smoking in these areas is prohibited.
9. Outdoor grills are available on a first come, first served basis. Please bring your own charcoal and grill accessories.
10. Residents and members are responsible for bringing their own equipment.
11. All instructors and coaches are independent contractors that must be approved, certified, insured, and must have a contractual agreement with the District.
12. Amplified sound systems and DJs are prohibited unless it is a community approved program or event.
13. Residents and members must clean up after themselves and dispose of trash in the appropriate outside receptacles.
14. All other general facility rules apply.

Playground and Tot Lot

Our community provides a Tot Lot and Playground area for residents, members and their guests to enjoy with their children. Tot Lot equipment is for children ages 2 years to 5 years and other playground equipment for children ages 5 years to 12 years of age.

Usage Guidelines

1. The Playground and Tot Lot is open from 7:00 a.m. to Dusk
2. Residents and members may utilize the Playground and Tot Lot at their own risk.
3. Signage with usage guidelines for the playground equipment is posted on or near each playground area.
4. For the safety of all children and adults, only children between the ages of 2 to 12 years of age may use the playground equipment.
5. Residents, members, and their guests are responsible for all children under their care.
6. Adult resident supervision (18 years or older) is required for children under 16. Children must remain in the sight of their parent(s) or guardian(s).
7. Proper footwear is required and no loose clothing, especially with strings, should be worn.
8. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
9. The following is not allowed around the playground equipment: Food, drinks, gum, pets of any kind (with the exception of service animals), sticks, wooden or metal bats, ropes, roller skates, roller blades, or skateboards.
10. Playground equipment is for all children. They should take turns and share the equipment.
11. All children are expected to play cooperatively with other children.
12. No jumping off from any high climbing bars or platforms.
13. Improper use of the equipment will not be tolerated. Use traditional methods when going up ladders and down slides. No fancy tricks.
14. If anything is wrong with the equipment or someone gets hurt, notify a staff member immediately.
15. All other general facility rules apply.

FORMS AND WAIVERS

New Resident and Member Information Forms and Waivers

An information forms are kept on file for all residents and members. This allows the staff to maintain current information on those who are eligible to utilize the amenities. This form also contains the Assumption of Risk and Waiver of Liability that must be signed by each member of the household. Photos may be taken of each resident or member who is issued an access card/device. These photos

may be placed on the access card/device for visual identification purposes.

Interest Group and Club Applications

Applications may be filed by anyone wishing to form a resident interest group or club. These applications provide information necessary to form an interest group or club and provide the group/club with associated privileges.

Private Event Rental Agreement

Residents and members who would like to rent the Clubhouse for a Private Event, must execute a Private Event Rental Agreement. Approved fees and a security deposit are required. This information is available at the clubhouse office.

Guest Registration and Waiver

Residents or members bringing guests to the clubhouse facilities must have them sign the Guest Registration and Waiver form before they are able to enjoy the amenities.

CONSEQUENCES FOR GENERAL FACILITY POLICY AND GUIDELINE VIOLATIONS

Policy Enforcement

Please be aware that staff must protect the rights and privileges of rule-abiding residents and members, and that inappropriate behavior will not be tolerated. All patrons are responsible for compliance with the rules and regulations established for the safe operations of all the facilities. For severe violations or anyone continuing to violate clubhouse rules, individual(s) may be refused access to the clubhouse and its amenities. The staff reserves the right to ask residents, members, or guests to leave the facilities and suspend their privileges and/or access cards/devices. The staff retains the full right to contact the local law enforcement agency and have violators trespassed permanently from any District property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be

contacted and a written warning may be issued. Documentation of incidences will be kept on file.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

Consequences

1. *Warnings:* The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
2. *Suspensions:* All suspensions will be treated on a case by case basis. Consequences and decision outcomes will be determined by Management. While suspended from District property, access cards/devices for residents or members will be deactivated. Any suspension of privileges from District property, which resulted from Policy and Guideline violations, may be issued as follows:
 - 7 days/1 week
 - 1 month
 - 3 - 6 months
 - Indefinite

Dupree Lakes Clubhouse: Rental Policies

Residents and Non-Resident Club Members may reserve the Dupree Lakes Clubhouse through the Clubhouse Office for various meetings, classes, and events for a maximum of four (4) hours per event. This is on a first come, first serve basis and is subject to approval by the Clubhouse Manager. A refundable deposit is required and will be returned the next day after the function, provided there is no evidence of damage to the facility.

No alcohol is permitted in the clubhouse or on CDD property at any time: All food and beverages used during the event will be the responsibility of the applicant and are to be removed immediately after the event.

Decorations shall not be attached to the ceiling or to the walls. There are several hooks to hang any decorations. Confetti and/or glitter, bird seed, or rice are not permitted in the clubhouse area for use as decorations.

A \$50.00 or more cleanup fee generally may be assessed in the event of not following or meeting the standard cleanup procedures. Please contact the Dupree Lakes Clubhouse to make the proper arrangements regarding availability and various other service fees.

Below are a list of policies and guidelines set forth and agreed upon by the Board and the District Manager regarding events in the Dupree Lakes Clubhouse:

Policies:

1. Applicant must be a Resident or Non-Resident Club Member.
2. Person responsible for the application/reservation of the "Gathering Area", must be present at the function during the entire period of the reservation.
3. The rental of the above-mentioned room does not include use of the full facility. The rental area includes the kitchen and areas behind the double doors where the tables and chairs are located. The clubhouse will remain open during normal business hours and other residents are permitted to use the amenities during a rented event—i.e. the TV viewing area and room.
4. The patio/veranda and pool may not be reserved for private use.
5. The use of the pool facilities and all other amenities are NOT included in the rental of the room. Rental does not include the projector and/or the screen.
6. Facilities will be reserved on a first come, first served basis.
7. Applicant may reserve the "Gathering Area", for a maximum of four (4) hours.
8. All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Dupree Lakes Clubhouse Office.
9. No early set up. All events will receive one hour to set up prior to event start time & one hour to breakdown at the end.
10. The facility shall be left in the same condition it was found prior to the event.
11. You may not exceed the time you are allotted.
12. Renter must supply all kitchen products. This includes: plates, napkins, cups, etc. Dupree Lakes will provide cleaning supplies and garbage bags.
13. Alcohol is prohibited for every event, unless the District sponsors it.
14. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my guests or event. I also agree to be responsible for the conduct of my guests
15. Use of pool and other amenities areas fall under the standard guidelines of residents that states each household may have 5 guests accompany them while using the facilities

Procedures:

1. A non-refundable rental fee for use of the Clubhouse will be charged as follows: \$100.00 for day events starting at 11:00 a.m. & 12:00 p.m. and \$200.00 for evening events, starting at 5:00 pm for Residents. The fee for Non-Resident Club Members is \$400.00.
2. A refundable security deposit of \$150.00 shall be charged to the persons making the reservation and shall be submitted to the Clubhouse Manager in the form of a separate check made payable to "Dupree Lakes Community Development District". Check must be in the name of a Dupree Lakes Resident or

Non-Resident User.

3. Application Agreement must be completed and signed no later than fourteen (14) days before the event date. Deposit and Rental Fee must be paid with signing of the Agreement.
4. A staff charge, if applicable, will be added to include any necessary fees.

Any violation of the rental polices may result in forfeiture of the security deposit and may include additional damages at the discretion of Management.

Private Event Rental Schedule of Fees

Saturday:

11:00 a.m. – 4:00 p.m.	\$100.00
5:00 p.m. – 9:00 p.m.	\$200.00

Sunday:

1:00 p.m. – 5:00 p.m.	\$100.00
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Weekday Rental:

Choose:

4-hour period between 11 a.m. – 4 p.m.	\$100.00
5:00 p.m. – 9:00 p.m.	\$200.00

Non-resident Room Rental Fee (4 hours) : \$400.00

Refundable Security Deposit: \$150.00

Access Card/Device Fees

Access Card/Device Fee	\$10.00
Replacement Access Card/Device	\$10.00