

Harbor Bay Community Development District *Amenities Disciplinary Rule*

In accordance with Chapters 190 and 120 of the Florida Statutes, and on June 23, 2011 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Harbor Bay Community Development District adopted the following rules to govern disciplinary matters at the District's amenities.

1. **Introduction.** This rule addresses disciplinary measures governing the use of the amenities owned and managed by the Harbor Bay Community Development District.

2. **General Rule.** All residents and guests are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of a resident or guest to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the amenities;
- b. Permits the unauthorized use of an amenity pass;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool;
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.

4. **Authority of Amenities Manager.** The Amenities Manager has the ability to remove residents or guests from one or all amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager may at any time restrict or suspend for cause or causes, including but not limited to those described above, any resident's or guest's privileges to use any or all of the amenities for a period not to exceed seven days.

5. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any resident's or guest's privileges to use any or all of the District amenities for a period greater than seven days. Any such resident or guest will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

6. **Legal Action.** If a resident or guest subject to a suspension or termination is found on the amenity premises, such resident or guest may be subject to arrest for trespassing or other applicable legal action.

Law Implemented: ss. 190.011, Fla. Stat. (2011)

Effective Date: June 23, 2011