

Harbor Bay Community Development District
Rule for Amenities Rates

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 rates for the District's Amenities.

1. **Introduction.** This rule addresses various rates, fees and charges associated with the amenities owned and managed by the Harbor Bay Community Development District.

2. **Annual User Fee.** Any non-resident that pays an annual user fee ("Annual User Fee") shall be entitled to all rights and obligations of residents with respect to the use of the amenities. The Annual User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets, plus a 15 percent surcharge. The fee is to be paid for a fiscal year time period, beginning on October 1 of the year and ending September 30 the next year, and is payable in advance in one lump sum payment.

3. **Lagoon Room and Small Meeting Room Rental Rates.** Any resident or non-resident that pays an annual user fee wishing to have the exclusive use of the Lagoon Room or Small Meeting Room must pay the appropriate fee and submit a security deposit in the amounts set forth below:

Area / Service	Fee	Deposit
Lagoon Room	<ul style="list-style-type: none"> • \$300 to \$400 for a half day event – 4 hours maximum • \$600 to \$800 for a full day event – more than 4 hours, 8 hours maximum • \$300 to \$500 security deposit for all events is required. If the room is found in the same condition after the event as it was before the event, the fee will be refunded. However, if the room is left unclean or found in poor condition, the fee will not be refunded. The security deposit will be used to pay for the upkeep and cleaning of the rented room. • An additional \$100 to \$200 fee will be charged for each hour used after the club's normal operating hours. 	\$300 to \$500

Small Meeting Room	• \$100 to \$200 per event.	\$100 to \$200
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4. **Proximity Card Fees**

Item	Fee
Property Owner	No Charge
Tenants (Renters) Fee	\$25.00 per person (includes proximity card and barcode).
Replacement of Additional Barcode for Tenants	\$10.00 per barcode.
Replacement Proximity Card	\$20.00
Replacement Barcode (if old, worn out or not working)	No Charge
Clubhouse Reserved Overnight Parking Permit	\$10.00 annually

5. **Resident Programs, Activities, Services and Goods Fees.** A wide variety of programs, activities, services and goods are offered by the District. The fees for these will be based on market rates as determined by the Amenities Manager.

6. **Non-Resident Programs, Activities, Services and Goods Fees.** Non-residents may purchase goods, attend programs, activities and services offered by District. Non-residents will pay the price of the program, activity or service attended plus an additional 15%; however, they will not be required to pay the Annual User Fee. No additional fee will be charged to non-residents for goods.

7. **Special Provisions for Rental Events.** The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service. Unless identified herein, no other amenities or facilities of the District may be rented.

8. **Adjustment of Rates.** The Amenities Manager has authority to establish fees within the ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 3 and 4 by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

9. **Prior Rules.** Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

10. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2011)

Effective Date: June 23, 2011