

SAMPSON CREEK AMENITY CENTER POLICIES

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

“Amenity Center” consists of the building offices, amenities room, fitness center, pool, splash pad, playground, tennis courts, basketball courts, volleyball court, multipurpose field, open space and other appurtenances or related improvements.

“Amenity Center Staff” shall mean the persons responsible for daily operation of the Amenity Center, including the General Manager, Lifestyle Director, Administrative Assistant, Facility Attendant, Maintenance Technician, and any other District employee.

“Amenity Facility Gated Area” shall mean all facilities within the gated boundaries of the clubhouse area and includes, but not limited to, the amenities room, fitness center, tennis court, playground, and pool area.

“Board” shall be defined as the District Board of Supervisors.

“District Property” shall mean all property owned by the District including, but not limited to, the Amenity Center, common areas, and ponds.

“Property Owner” shall mean any individual who owns real property within the Sampson Creek CDD District

“Renter” shall mean any tenant residing in a home located within the District pursuant to a valid rental or lease agreement.

“Family” shall mean a group of individuals living under one roof or head of household. This may 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 house.

“Patron” shall be defined as persons or entities who own real property, within the District, persons or entities who do not own land within the District who have paid the annual user fee, and tenants residing in a home located within the District pursuant to a valid rental or lease agreement that have been exclusively assigned the beneficial use of the amenity access privileges of the owner of the property at which they reside, as well as the members of their respective Family.

“Guest” shall mean any person accompanied and invited by a Patron who is expressly authorized by the District to use the Amenities. The Patron must remain with their guest(s) for the duration of their visit.

“Policies” shall mean these Policies Regarding the District Amenity Center and the Procedure for Securing New Programming attached hereto as Exhibit A.

“Pool” shall mean the swimming pool, lap lanes, splash pad, and waterslide.

“Pool Area” shall collectively mean the pool as well as any pool decks, cabanas, and other property or improvements within the fenced area surrounding the pool.

“Service Animal” shall mean animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disabilities.

GENERAL PROVISIONS

Only Patrons and their Guests have the right to use the Amenity Center, provided, however, that certain events may be applicable to the general public were permitted by the District and subject to payment of any applicable fees and satisfaction of any other applicable requirements.

A Renter who is designated as the beneficial user of the Property Owner’s rights to use the Amenity Center shall be entitled to the same rights and privileges to use the Amenity Center as the Property Owner. Renters shall obtain Amenity Center Access Card(s) from the Property Owner at which the Renter resides and to whom the Amenity Center Access Card(s) were issued. During the period when a Renter is designated as the beneficial user, the Property Owner shall not be entitled to use the Amenity Center. Renters must submit paperwork and current lease to the Amenity Center Staff prior to access to the amenities. Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District.

With the exception of Renters, persons or entities who do not own land within the District must pay the annual user fee applicable to non-residents in order to have the right to use the Amenity Center for one (1) full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the non-resident may use the Amenity Center.

In order to use the Amenity Center, a Patron and each member of the Patron’s Family must be registered with the District and present their Amenity Center Access Card upon entering the Amenity Center.

All Patrons, Patron Family members, and their Guests using the Amenity Center are expected to conduct themselves in a reasonable, responsible, courteous, and safe manner in compliance with all policies and rules of the District governing the Amenity Center. Disregard of the District’s policies and rules and misuse or destruction of facility equipment may result in expulsion from the Amenity Center and/or the suspension or termination of Amenity Center privileges. Patrons are responsible for the actions and behavior of their Guests and any harm caused by their Guests to District Property.

Except as otherwise stated herein, the following policies govern the use of the Amenity Center:

1. The annual user fee for the non-exclusive right to use the Amenity Center by a non-resident is Three Thousand Five Hundred and Nine Dollars (\$3,509.00) per household.
2. Each household will receive two (2) Amenity Center Access Cards upon initial registration with the Amenity Office. In the event a card is lost, damaged, or stolen, a replacement fee of \$25.00 will be assessed. Only two (2) Access Cards are permitted per household. Any lost, damaged, or stolen cards will be deactivated upon issuance of a replacement.
3. The District may offer mobile credentials as an alternative or supplemental to physical Access Cards. The use of mobile credentials is subject to the same terms, conditions, and restrictions as Access Cards.
4. Households may host no more than four (4) Guests at any time.

5. Patrons must remain with their Guest(s) for the duration of the Guest(s) visit to the Amenity Center. All Guests must sign in or register with the Amenity Center Staff prior to use of the Amenity Center.
6. The use or sharing of Access Cards or credentials by anyone outside of the registered household is strictly prohibited. Patrons who allow non-residents or Guests to access the amenities without being accompanied for the entire visit may be subject to suspension or termination of Amenity Center privileges.
7. The Amenity Center's hours of operation will be established and published by each area considering the season of the year and other circumstances.
8. All rules, regulations, and hours of operation are subject to change at any time, at the sole discretion of management.
9. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center premises, or any portion of District Property with the exception of preapproved special events, subject to the Facility Rental Policies below. Glass containers and other breakable items are prohibited on the Amenity Center premises and elsewhere on District Property except as set forth herein.
10. Dogs or other pets (with the exception of Service Animals) are not permitted on District grounds. Per St Johns County Ordinance 2001-19, dogs, or cats, including Service Animals, must be leashed or harnessed at all times except as set forth herein. (See Service Animal Policy below).
11. Vehicles must be parked in designated areas. Parking on grass lawns or in any manner that blocks or restricts the normal flow of traffic is strictly prohibited.
12. Fireworks of any kind are not permitted in the Amenity Center or on any portion of District Property.
13. No Patron, Guest, or Visitor is allowed in the service areas of the Amenity Center.
14. Certain areas of the Amenity Center and District Property are subject to twenty-four (24) hour video and audio surveillance.
15. Smoking, vaping, and e-cigarettes are prohibited on the Amenity Center premises or elsewhere on District Property.
16. Barbecue gas grills, charcoal grills, or any open flames are strictly prohibited on District Property.
17. District Property is intended to be a family-friendly environment. Patrons and Guests are asked to refrain from public displays of affection.
18. Loud, profane, or abusive language is prohibited.
19. Organized sporting or instructional activities on District Property (e.g., tennis lessons, fitness classes, swimming lessons, physical training) must be approved in advance by the Board of Supervisors. Any unapproved activities are prohibited.
20. All Patrons must use their Amenity Access Card for entrance to the Amenity Facilities. All lost or stolen Amenity Access Cards should be reported immediately to the Amenity Center Staff.
21. These Policies may be modified from time to time, when necessary, by:
 - a. The Board at a publicly noticed Board meetings; or
 - b. The District Manager, General Manager, or Administrative Assistant, subject to Board ratification at the next publicly noticed Board meeting.

22. The Board of Supervisors, General Manager, Security personnel, and Amenity Center staff have full authority to enforce the District's Policies and rules. Violation of these rules or conduct in a manner prejudicial to the best interest of the Amenity Center will subject one to disciplinary action by the Amenity Center in accordance with the bylaws.
23. When Amenity Center staff is not present, Patrons and their Guests are solely responsible for using the Amenities in accordance with all CDD policies and procedures.
24. Patrons and their Guests shall treat Amenity Center Staff, Security personnel, and other Patrons and Guests with courtesy and respect.
25. Disregard for any Amenity Center Policies and Procedures will result in expulsion from the facility and/or loss of Amenity Center privileges.

SERVICE ANIMAL POLICY

Dogs or other pets, with the exception of Service Animals trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls, and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it:
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

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 contractor shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Center facilities.
- No person shall remove from the room in which it is placed or from the Amenity Center premises any property or furniture belonging to the District or its contractors without written authorization. Patrons shall be liable for any property damage and/or personal injury at Amenity Center facilities, or any activity or function operated, organized, arranged, or sponsored by the District or its contractors, caused by the Patron, their Guests or 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 Center premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board, District employees, District representatives, District contractors, and District consultants, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.
- Should any party bound by these Policies bring suit against the District, the Board, or District staff or consultants 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, the Board, or District staff or consultants, 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 SWIMMING POOL POLICIES

These rules will be enforced along with general Provision rules. The swimming pool and splash park are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Patrons must present their access cards upon entering the Pool Area.
2. Use of the swimming pool, at any time, is at the Swimmer's Own Risk.
3. Lifeguards are on duty on a seasonal basis only. The hours during which the swimming pool is attended by a lifeguard will be posted. Lifeguards shall have full authority to enforce the District's policies and procedures.
4. An adult Patron may have up to four (4) Guests per household at the swimming pool.
5. Children under thirteen (13) years of age must be accompanied and actively supervised at all times by an adult or guardian (including a supervisor or babysitter) who is at least eighteen (18) years of age while using the swimming pool.
6. Swimming is only permitted during designated hours as posted at the pool. Any person swimming when the pool is closed may, in the sole discretion of the Board, be suspended from the facilities.
7. The Pool and Pool Area, including the Splash Park, will be closed every Monday until noon (12:00 p.m.) in order to facilitate maintenance of the facilities.
8. Children under three (3) years of age and those who are not reliably toilet-trained must wear rubber swim diapers, as well as swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

9. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
10. The changing of diapers or clothes is not allowed on the pool deck. Restrooms are available for this purpose.
11. Showers are required before entering the pool.
12. The Pool Area is considered a family-friendly environment. Proper swim attire must be worn at all times in the Pool Area. Swimwear such as thongs, low-cut bikinis, and overly revealing clothing is prohibited. Patrons and/or Guests may be asked to leave the Pool Area in the event Amenity Center Staff determine their attire is in violation of this section.
13. Play equipment, such as floats, rafts, snorkels, dive sticks, and floatation devices must meet with the Amenity Center Staff's approval prior to use. The Amenity Center Staff and lifeguards reserve the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
14. Radio controlled watercrafts are not allowed in the Pool Area.
15. Glass containers and other sharp or potentially hazardous objects are not permitted in the Pool Area.
16. Personal electronic music devices, such as radios, tablets, and speakers are permitted with the use of headphones.
17. Pets (with the exception of Service Animals), bicycles, e-bikes, scooters, motorcycles, skateboards, rollerblades, and golf carts are not permitted inside the pool gated area at any time.
18. Hanging or sitting on lane lines, interfering with the lap swimming lane, and unauthorized diving/jumping/flipping, running, pushing, wrestling, spitting water, sitting or standing on shoulders, horseplay, or lewd acts are prohibited in the Pool Area.
19. The use of starting blocks without permission from the General Manager is prohibited.
20. No chewing gum is permitted in the Pool Area.
21. Smoking, electronic cigarettes, and any vaping devices are not permitted on Amenity Center premises.
22. Loud, profane, or abusive language is prohibited.
23. No swinging on ladders, fences, or railings is allowed.
24. Pool entrances must be kept clear at all times.
25. The ADA chair lifts are provided solely to facilitate pool access for individuals with disabilities. Any use of the chair lift for purposes other than its intended use is strictly prohibited. The safe operation of the chair lift while entering and exiting the pool is the sole responsibility of the user. Amenity Center Staff and Lifeguards are not permitted to provide assistance during this process.
26. Pool furniture is not to be removed from the Pool Area, placed/thrown into the Pool or otherwise disturbed.
27. Alcoholic beverages are prohibited in the Pool Area.
28. Food and beverages (non-alcohol) and their containers must be at least four (4) feet from the pool's wet deck.
29. The Amenity Center Staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment, and supplies usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

SLIDE POLICIES

1. Individuals using the waterslide do so at their own risk.
2. Patrons and their Guests may only use the waterslide during pool hours when the slide is attended by lifeguards. Use of waterslide without lifeguards on duty is strictly prohibited.
3. Climbing on the waterslide and its supporting structures is strictly prohibited.
4. Children less than forty (40) inches tall are not permitted to ride the slide, except with a responsible adult.
5. Only one (1) person may ride the slide at any time, except with a responsible adult.
6. The landing area of the waterslide must be kept clear at all times to ensure safety.
7. No shorts with snaps or rivets will be allowed on the slide.
8. Keep arms and hands inside flumes at all times.
9. Riders must slide feet first only.
10. No floatation devices are allowed on the waterslide.
11. For safety reasons, pregnant women and persons with health condition or back problems should not ride the waterslide.

SPLASH PARK POLICIES

1. The Splash Water Park and Pool will be open at noon (12:00 p.m.) on Mondays to facilitate maintenance.
2. Hours of operations are to be the same as pool hours.
3. There will be no pool attendants or lifeguards dedicated only to the Splash Park on duty. Individuals using this amenity do so at their own risk. Children twelve (12) years and younger must be accompanied and actively supervised at all times by an individual who is at least sixteen (16) years of age.
4. Amenity Center Staff may monitor usage levels at the Splash Park and adjust the hours of operation or number of pool attractions available in order to ensure the facilities serve the community in the most efficient and effective manner.
5. No aggressive behavior, ball playing, pushing, running or other horseplay is allowed in the Splash Park or on the Pool Deck Area.
6. Patrons and their Guests are not permitted in the Splash Park when it is closed.

SWIMMING POOL THUNDERSTORM POLICY

The Amenity Center Staff is in control of the Pool Area during thunderstorms, heavy rain, and other inclement weather. The Amenity Center Staff will determine whether swimming is permitted during the times the swimming pool is attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. When lightning is in the area, the Pool Area will be cleared and closed at any visual sighting of lightning or audible sound of thunder and shall not reopen until thirty (30) minutes have elapsed from the last sight of lightning or sound of thunder. At such times staff is not present, Patrons and their Guests shall be solely responsible to utilize the Pool Area in compliance with the guidelines above.

All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

SWIMMING POOL FECES POLICY

Any person who is incontinent or not fully toilet trained must wear a swim-diaper and appropriate waterproof clothing over the swim-diaper when entering or being carried into the Pool. In the event of contamination, the pool will be temporarily closed and treated (“shocked”) with chlorine to eliminate bacteria. The pool will reopen only once water conditions are deemed safe and the water chemistry is within acceptable operational ranges.

PLAYGROUND POLICIES

These rules will be enforced along with the general Provision rules. The playground is an unattended facility; Patrons and their Guests use this amenity at their own risk.

1. Hours of operation: 8:00 a.m. until sunset.
2. Children under the age of eight (8) must be accompanied and actively supervised by an adult eighteen (18) years of age or older.
3. An adult Patron may have up to four (4) Guests per household at the playground.
4. Climbing is only permitted on area surfaces meant for play, like ladders and climbing walls. Climbing is prohibited on roofs, perimeter walls, and other surfaces not designed for play.
5. The use of profanity or disruptive behavior, including roughhousing, is prohibited.
6. Alcoholic beverages, glass containers, and other breakable items are prohibited.
7. Smoking, vaping, and e-cigarettes are prohibited on District Property.
8. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the playground.
9. Patrons and their Guest must clean up all food, beverages, and miscellaneous trash brought to the playground.
10. Dogs or other pets (with the exception of Service Animals) are not permitted on District grounds including the playground.
11. Usage of the playground may be limited from time to time due to District-sponsored events.

FITNESS CENTER POLICIES

These rules will be enforced along with the general Provision rules. The Fitness Center is unattended. Patrons and their Guests exercise at their own risk. Patrons and their Guests are responsible for their own safety.

1. Patrons must present their access cards upon entering the Fitness Center.
2. Hours of operation: 4:00 a.m. until 11:00 p.m.

3. Children twelve (12) years of age and younger are not permitted in the Fitness Center.
4. Individuals thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
5. Patrons sixteen (16) years of age and older may use the Fitness Center unaccompanied. Proof of age may be requested by the Amenity Center Staff or Security personnel.
6. Children who are thirteen (13) to fifteen (15) years of age are not permitted to bring any Guests to the Fitness Center.
7. Patrons may have up to two (2) Guests per household at one (1) time at the Fitness Center.
8. All Patrons and their Guests are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with Fitness Center rules and regulations.
9. Appropriate clothing and footwear (covering the entire foot, no Crocs, sandals, etc.) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts (no jeans), leotards, and/or sweat suits (no swimsuits). Patrons and/or their Guests may be asked to leave the Fitness Center in the event Amenity Center Staff determine their attire is in violation of this section.
10. Food (including chewing gum), alcoholic beverages, glass containers, and other breakable items are prohibited in the Fitness Center. Non-alcoholic beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
11. Personal electronic music devices such as radios, cell phones, iPods, tablets, and speakers are permitted with use of headphones.
12. All emergencies or injuries must be reported to the General Manager.
13. Disorderly conduct and horseplay will not be tolerated.
14. All broken equipment must be reported to the General Manager.
15. Weights may not be removed from the Fitness Center for any reason. All weights should be returned to their original location.
16. Patrons and their Guests are responsible for wiping off the equipment after use.
17. As a courtesy to other participants, Fitness Center users should limit cardiovascular equipment usage to thirty (30) minutes if others are waiting for the equipment, step aside between multiple sets on the weight equipment, and restack weights after usage.
18. The Amenity Center Staff reserves the right to discontinue any such programs and activities due to concerns with their safety and other conflicts with the operation of the facility.
19. Fitness Center users are responsible for removing the weight plates that they have used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
20. Hand chalk is not permitted.
21. Weight plates are not to be attached to weight stacks on the machine.
22. Weights, dumbbells, and bars are not to be dropped. Everything should be placed down gently.
23. Power cleans are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
24. Clean-and-jerks are prohibited. Stiff-legged dead lifts and shoulder presses should be substituted.
25. Weight plates are not to be placed under flat benches in an attempt to make the benches decline benches. Alternatively, bench dips can be done on the lower chest or triceps machine while leaning forward.

26. Benches and machines are not to be stepped on. Additional height can be gained by stepping on aerobic step platforms.
27. Dumbbells, weight plates, and barbells should be kept on the floor, not on the benches, as to not ruin the upholstery and padding on the benches.
28. Disregard for any Fitness Center rule will result in expulsion from the facility and/or loss of Fitness Center privileges.

TENNIS COURT POLICIES

These rules will be enforced along with the general Provision rules. The tennis courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Hours of operation: 6:00 a.m. until 10:00 p.m.
2. Patrons must present their Access Cards when entering the tennis courts.
3. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
4. Tennis courts are available on a first-come, first-served basis, unless reserved through Board reservations.
5. Play time is limited to one (1) hour if others are waiting.
6. Patrons may have up to three (3) Guests per household on the tennis courts at one (1) time.
7. Tennis courts may not be used when wet.
8. The tennis courts' gates may not be propped open.
9. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the tennis courts.
10. The tennis courts are for tennis use only.
11. Tennis court usage may be temporarily restricted for sponsored events or lessons, which must be approved by the General Manager.
12. Proper tennis attire is required while on the tennis courts. Black soled shoes are not permitted.
13. Profanity, disruptive behavior, or unsportsmanlike conduct is prohibited.
14. All tennis teams participating in Sampson Creek team sports leagues must submit a request for Board approval prior to the start of the season, ensure the team is comprised of at least seventy-five percent (75%) residents, and submit a roster with participants' names and addresses to the General Manager prior to the start date.

BASKETBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The basketball courts are unattended facilities; Patrons and their Guests use these amenities at their own risk.

1. Hours of operation: 8:00 a.m. until sunset.
2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
3. Basketball courts are available on a first-come, first-served basis.

4. Patrons may have up to four (4) Guests per household on the basketball courts at one (1) time.
5. Profanity, unsportsmanlike conduct, and/or other disruptive behavior, including roughhousing, are not permitted.
6. Hanging on the basketball nets or climbing on the basketball pole is strictly prohibited.
7. E-bikes, bicycles, scooters, motorcycles, golf carts, rollerblades, skateboards, etc. are not permitted on the basketball courts.
8. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the grounds.
9. The usage of the basketball court may be limited from time to time due to a sponsored event, which must be approved by the General Manager.

VOLLEYBALL COURT POLICIES

These rules will be enforced along with the general Provision rules. The volleyball court is an unattended facility; Patrons and their Guests use this amenity at their own risk.

1. Hours of operation: 8:00 a.m. until sunset.
2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
3. The volleyball court is available on a first-come, first-served basis.
4. Patrons may have up to four (4) Guests per household on the volleyball court at one (1) time.
5. Profanity, unsportsmanlike conduct, and/or disruptive behavior are not permitted.
6. Proper volleyball attire is required while using the volleyball court.
7. Patrons and their Guests must clean up all food, beverages, and miscellaneous trash brought to the grounds.
8. The usage of the volleyball court may be limited from time to time due to a sponsored event which must be approved by the General Manager.
9. The sand is for the volleyball court. Removing the sand from the premises is prohibited.

MULTI-PURPOSE FIELD POLICIES

These rules will be enforced along with the general Provision rules. The multi-purpose field is an unattended facility; Patrons and their Guests use this amenity at their own risk.

To reserve the field for use at least one (1) person from the group using the field must be a Patron of St. Johns Golf and Country Club. The adult Patron must sign a user permit, and they must be present each time the field is used under their name. Field requests for large team practices (more than fifteen (15) participants), league games, tournaments, special events, parties, etc., are to be pre-approved by the Board prior to the issuance of user permit.

Field Regulations:

1. Hours of operation: sunrise until sunset. There are no lights on the field.
2. Children under eight (8) years of age must be accompanied and actively supervised by an adult who is at least eighteen (18) years of age.
3. Patrons may have up to four (4) Guests per household on the multi-purpose field at one (1) time.

4. The field will be temporarily closed when there is inclement weather or if the field is wet.
5. Golf carts are not permitted on the athletic field or grass perimeter. Golf carts may only be used on the designated cart paths.
6. Vehicles, e-bikes, bicycles, motorcycles, rollerblades, skateboards, etc. are not permitted on the athletic field or grass perimeter, except for those vehicles operated by the District's approved athletic field maintenance provider and emergency vehicles.
7. Inflatables (ex. Bounce houses, water slides, etc.) are not permitted on the field.
8. All individuals are expected to maintain a family-friendly environment. Offensive, threatening, or disruptive language or behavior that interferes with the enjoyment of the amenities by others, particularly children, is not permitted.
9. Hanging on or moving the goal posts is strictly prohibited.
10. Patrons and their Guests must pick up and remove any trash generated by their activity.
11. Patrons and their Guests will use the field at their own risk and will comply with all rules and regulations.

Field Reservation Policies

Unless otherwise approved by District staff or the Board, the field may only be reserved Monday, Tuesday, and Thursday. Reservations are required for large team practices (more than fifteen (15) participants), league games, tournaments, special events, parties, and other organized activities. Each team may reserve up to half of the field for up to two (2) hours once a week. Reservations are not permitted during the weekends unless previously approved by the Board. The Patron submitting the reservation must be present for the entire duration of the reserved time.

All field reservations must comply with the field use policy during inclement weather and/or water-saturated conditions. Teams causing damage to the field may be held responsible for the costs of repairs. Patrons must inform all participants that the other Sampson Creek amenities, including the swimming pool, fitness center, and tennis courts, are not included with the reservation.

During reserved periods, the unreserved half of the field remains open for walk-up, non-organized play. Reservations are not assignable or transferable, and Patrons must notify the General Manager if the field will not be used during the scheduled time.

All team or event reservations must consist of at least 60% residents. A roster with participant names and addresses must be submitted to the General Manager prior to the scheduled event. Failure to comply with any of these policies may result in loss of field privileges.

Restrooms and Drinking Fountain: The restrooms and a drinking fountain are located inside the security gate at the swimming pool. There is also a vending machine that sells water. Non-residents need to be escorted by a resident to enter the security.

Field Maintenance Schedule: The field and surrounding area will be closed once a year in early November for ten (10) days for overseeding. The field cannot be reserved during this time period.

Reservations: Reservations for the soccer field are made for each season.

Season	Earliest Reservation Date	Season Dates
Spring Season	December 1	January 1 through May 31
Summer Season	April 3	June 1 through August 4
Fall Season	June 1	August 7 through December 31

AMENITY CENTER RENTAL POLICIES

These rules will be enforced along with the general Provision rules.

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. The maximum guest limits mentioned above shall not apply to guests attending a Patron-sponsored function at the Amenity Facilities. All rental reservations may not be made more than four (4) months prior to the event. Only one (1) Meeting Room and one (1) Pool Cabana rental can occur at the same time for two (2) different households and different rental events. Patrons interested in renting should contact the Amenity Center Staff regarding the anticipated date and time of the event to determine availability. Any event established and run by the District may have priority over other users. Please note that the Amenity Facilities are unavailable for private events during the following holidays:

New Years Day
4th of July
Christmas Eve

Easter
Labor Day
Christmas Day

Memorial Day
Thanksgiving
New Year's Eve

Available Facilities: the following areas of the Amenity Facilities are available for private rental.

1. Meeting Room: **Fifty Dollars** (\$50.00)
[Capacity: 49 persons, including Patrons, their Guest(s), and children over three (3) years old.]
2. Splash Pad Cabana: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s), and children over three (3) years old.]
3. Upper Pool Deck Cabana: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s), and children over three (3) years old.]
4. Lap Cabana: **Fifty Dollars** (\$50.00)
[Capacity: 25 persons including Patrons, their Guest(s), and children over three (3) years old.]

The fifty-dollar (\$50) rental fee covers a three (3) hour rental period, including event set up and break down. Fifteen dollars (\$15) per hour is applied for any additional hours over the three (3)-hour time block. A maximum of six (6) hours is allowed per rental.

A deposit in the amount of **One Hundred Dollars** (\$100.00) is required at the time the reservation is approved for rentals without alcohol. If a Patron is renting the Meeting Room and would like to have alcohol at their event, the deposit will be **Two Hundred Dollars** (\$200.00) required at the time the reservation is approved. To receive a full refund of the deposit or release of held funds, the renter must comply with all Policies and the terms of Facility Use Application as well as ensure the following:

- Remove all garbage and place it in the dumpster.
- Remove all food, drinks, etc. from property (i.e., refrigerator).

- Wipe off all areas and tables and straighten chairs.
- Restore the furniture and other items to their original position.
- Remove any decorations (no tapes or thumbtacks).
- Vacuum floor in Meeting Room.

The last event of the day must be finished, including post-event cleanup, by 10:00 p.m. Any event that exceeds the rental time frame fails to conduct post-event cleanup or violates the Policies will forfeit all or a part of their deposit. The General Manager shall determine amount of deposit to return, if any.

Reservations: Patrons interested in reserving a portion of the Amenity Facilities must submit to the Amenity Center Staff a completed Facility Use Application. At the time of submission, the Patron shall provide the rental fee and deposit amount referenced above. Rental and deposit fees may be paid in cash or check (made payable to Sampson Creek CDD). Please note that the rental fee and deposit fee must be on two (2) separate checks. No potential rental date can be secured until the completed form and payments have been submitted to the Amenity Center staff. The Amenity Center Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Any rental requests for reoccurring usage and/or exemption from rental fees must receive Board approval. Patrons will receive an email confirmation once the rental request has been approved. Any denial of a request may be appealed to the Board.

Alcoholic Beverages Policies: Any consumption or service of alcoholic beverages at any of the District's Amenity Center Facilities shall be in accordance with Florida law and the policy. Alcoholic beverages are permitted in the District's Amenity Center Facilities only in the following circumstances:

- Alcoholic beverages are permitted only in the Meeting Room. Alcoholic beverages may not be served or sold but must only be considered BYOB where Patrons and their Guests are assisting themselves. The Patron is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner in accordance with all applicable laws, regulations, and policies.
- Anyone that receives permission to consume alcohol under these policies shall be required to sign a waiver.
- The Meeting Room must be reserved in advance and approval to serve or consume alcoholic beverages must be obtained in writing by the General Manager. Any Patron who does not indicate the service or consumption of alcohol at the time of reservation request, shall not be permitted to serve or consume alcohol.
- Glass containers are prohibited.
- Patrons serving or consuming alcohol on District property agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants, and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the service or consumption of alcohol. Patrons agree that such indemnifications shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to section 768.28, Fla. Stat.
- The District reserves the right to ask intoxicated person(s) to leave District Property.

General Policies:

1. Pool Areas of the Amenity Facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.
2. A household may only reserve one (1) rental space per day.
3. The Patron renting the area must be present for the entire duration of their rental time block.
4. The Patron renting any portion of the Amenity Facilities shall be responsible for any and all damage and expenses arising from their event.
5. Alcoholic beverages are prohibited unless approved prior to the event.
6. Glass containers and other breakable items are prohibited within the gated area.
7. Pets (with the exception of Service Animals) are prohibited from any and all rented facilities.
8. The security gate may not be left open during rentals.
9. The volume of live or recorded music must not violate applicable St. Johns County noise ordinance.
10. Rentals of the Amenity Facilities do not include any party supplies such as paper plates, coffee cups, silverware, aluminum foil, storage bags, etc.
11. Patrons renting out a Pool Cabana are not guaranteed lifeguards or the water slide. Please check with the Amenity Center staff on operating hours of the water slide/lifeguard hours.
12. All outdoor facility rentals are subject to the Thunderstorm Policy, in accordance with the terms of the rental agreement. If the Pool Area is closed in accordance with this policy before half the time frame for the rental has lapsed, a full refund of the facility rental fee will be offered. If one-half or more of the time frame has passed before the Pool Area is closed, no refund will be offered.

GOLF CART POLICIES

1. The use of golf carts is permitted on roads within Sampson Creek property.
2. Golf carts must follow local and State laws regarding the operations of the vehicle.
3. Reckless, aggressive, or disruptive operations are strictly prohibited.
4. Golf carts driven on District property must be registered with the CDD in accordance with the District's golf cart registration policy. The numbered registration sticker must be adhered to the sides of the golf cart and must be visible.
5. Golf carts must stay on designated golf cart paths; they are not permitted on sidewalks, grassy areas, the multi-purpose field, basketball courts, playground, etc.
6. Golf carts are not permitted on the pool deck area inside the pool gates at any time.
7. Golf carts must be parked in designated areas. Golf carts should not be parked in any way which blocks or restricts the normal flow of traffic.
8. Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
9. Golf carts driven at night must also be equipped with headlights, brake lights, and a windshield.

ELECTRIC & MOTORIZED BIKE & SCOOTER POLICIES

1. Designated Path Use
 - Electric & motorized bikes and scooters are permitted only on multi-use paths within the amenity area.
 - Use of these devices is prohibited on playgrounds, sports courts, green spaces, and any non-designated walking paths.
 - Devices must follow local and State laws regarding usage on paths.
2. Safe Operation
 - Devices must be operated at a safe and controlled speed, with due regard to pedestrians.
 - Reckless, aggressive, or disruptive operations are strictly prohibited.
 - Devices must follow local and State laws regarding the operations of devices.

POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENT FACILITIES

1. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
2. Watercraft of any kind in District lakes or other District stormwater management facilities is prohibited. Provided, however, that this policy shall not apply to any District contractor using watercraft for the purpose of maintenance, repairs, or taking any other District-approved action within the lakes or other stormwater management facilities.
3. The District lakes and other District stormwater management facilities primarily function as detention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing in the District lakes and other District stormwater management facilities is prohibited.
4. No person or entity shall engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
5. Pets are not allowed in the District lakes and other District stormwater management facilities. Wildlife (including but not limited to fish, birds, and reptiles) may neither be removed from nor released into the District lakes or other District stormwater management facilities. Only District-approved Lake Management representatives may release fish into District lakes. At no point should Patrons and their Guests feed the wildlife.
6. No docks or other structures, whether permanent or temporary, shall be constructed or placed in any District-owned property or any drainage, maintenance, or access easement in the District's favor, unless properly permitted and approved by the District and other applicable governmental agencies.
7. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.

8. Any hazardous condition concerning the District lakes or other District stormwater management facilities must immediately be reported to the District Manager and the proper authorities.
9. Property owners and residents are responsible for their tenants,' guests,' and invitees' adherence to these policies.

The Sampson Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes and/or other District stormwater management facilities.

SUSPENSION AND TERMINATION OF USE PRIVILEGES

1. This rule addresses the suspension and termination of privileges to use the Sampson Creek Community Development District ("District") Amenity Center facilities ("Amenities").
2. The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Amenities.
 - b. Permits the unauthorized use of any amenity pass.
 - c. Exhibits unsatisfactory behavior, or deportment or appearance.
 - d. Fails to pay fees owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Amenities.
 - f. Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable manner.
 - g. Damages or destroys District property; or
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. The District Manager, or the District's General Manager may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum of thirty (30) consecutive days. In determining the length of any suspension, the District Manager, or amenities manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under the Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow

the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. The District Manager, or the District's General Manager, may recommend to the Board, or the Board on its own initiative, may elect to consider a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by the United States mail to the Patron's last known address. Upon prior written notice request submitted by the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
6. If a Patron subject to a suspension or termination is found on the Amenity Center premises, such Patron will be subject to arrest for trespassing.

The above Policies were amended and adopted by the Sampson Creek Community Development District Board of Supervisors on this 19th day of February 2026.

Sampson Creek CDD Amenity Center/Field Request Form For Board Review

All Amenity Center/Field Request Forms must be submitted at least ten (10) days prior to the CDD meeting for Board review. Any request made within ten (10) days of the CDD meeting will be tabled until the next monthly meeting.

1. Requestor Information

- **Name(s):** _____
- **Address:** _____
- **Legal Association Name (if applicable):** _____

2. Relationship to the Community

- What is your relationship to the Sampson Creek Community?
(e.g., Resident, Organization, etc.) _____

3. Policy Compliance: *Requestors shall be required to comply with the Sampson Creek Amenity Center Policies (the “Policies”). By submitting this request, Requestors are acknowledging that they have read and are familiar with the Policies. Requestors are encouraged to clarify any questions regarding the Policies with Amenity Center Staff before submission. In addition to submitting this request, Requestors’ use of the District’s facilities may also be conditioned upon the Requestors signing an agreement, which may obligate the Requestors to waive any claims against the CDD, indemnify and hold harmless the CDD, and provide the CDD with proof of insurance naming the CDD as an additional insured.*

Is the group/team made up of more than 60% Sampson Creek CDD Residents (Y/N): _____

If **Yes**, please proceed with the request.

If **No**, please provide details here:

4. Request Details

- Please provide specific details about the request:

- Why is this request being made?

5. Request Timeline

- Start Date: _____
- End Date: _____
- Times Requested: _____
- Any other additional information:

6. Participation Details

- Total number of participants: _____
- Number of participants who are residents with current access to Sampson Creek CDD amenities: _____

7. Other Communities

- Has this request been made to other communities? (Y/N): _____
 - If yes, please specify the communities and the status of those requests:

Submitter's Signature: _____

Date: _____

FOR OF WAIVER AND RELEASE FOR USE OF ALCOHOLIC BEVERAGES

WAIVER AND RELEASE LIABILITY

The Sampson Creek Community Development District (the “District”), pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in St. Johns County (the “Recreational Facilities”). The District’s recreation policies require reservation and approval in order to serve or consume alcoholic beverages at the Recreational Facilities (the “Activities”). In consideration for the District agreeing to allow the Activities, the undersigned hereby agrees to the terms and conditions set forth below:

I, hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former and future Supervisors, agents, officers, employees and staff, (collectively, the “Indemnitees”), of and from any and all claims, demands, expenses, debts, contracts, causes of action, lawsuits, damages, and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to the Activities. I further agree to pay all expenses, including court costs, attorney fees, paralegal fees, and expert witness fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit related to the Activities. I agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, Florida Statutes, or other law, and nothing herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

This General Release and Waiver of Liability is binding upon me, my spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This General Release and Waiver of Liability supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

The provisions of this General Release and Waiver of Liability may be waived, altered, amended, or repealed, in whole or in part, only upon the prior written consent of the District and the party who signature appears below. Nothing herein shall alter my rights or obligations under the District’s Recreational Center Policies and/or related documents. I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida.

I am of legal drinking age (21 years or older) and am freely signing this document. I have read this document and understand its terms and further understand that by signing this document that I am waiving certain legal rights and remedies.

Print Name

Mailing Address

Signature

Telephone Number

Date