



**HARBOURAGE**  
AT BRADEN RIVER  
COMMUNITY DEVELOPMENT DISTRICT

**CDD RULES AND REGULATIONS**  
Addendum to existing CDD Rules and Regulations

**CLUBHOUSE: HOURS are 6:00 AM – 10:00 PM**

Clubhouse use is for Harbourage property owners or registered tenants only.

All Harbourage guests must be accompanied by the resident. Limit of 4 non-resident guests per household except when reserved in advance.

Anyone under the age of 18 must be accompanied by parent or legal guardian.

Private use of the clubhouse must be scheduled in advance and does not include the use of the pool, porch, grill, spa or cabanas. Please contact the CDD Operations Manager for reservation information and requirements.

No wet bathing suits are to be worn inside of the clubhouse.

Turn off all lights and televisions when leaving.

**FITNESS ROOM: HOURS are 5:00 AM – 10:00 PM**

All Harbourage guests should be accompanied by the resident.

Anyone under the age of 18 must be accompanied by parent or legal guardian. No one under the age of 11 is allowed in the fitness center for any reason.

Wipe off equipment after use.

Turn off all lights and fan when leaving.

Report any issues with equipment to the CDD Operations Manager.

**POOL/SPA AREA: HOURS are DAWN to DUSK**

All Harbourage guests must be accompanied by the resident. Limit of 4 non-resident guests per household.

Anyone under the age of 14 must be accompanied by parent or legal guardian.

Enter the pool area through the pool gate NOT the clubhouse.

NO GLASS in the pool, spa, or on the pool deck.

NO FOOD or refreshments in the pool.

NO SMOKING or chewing tobacco in the pool or on the pool deck or porch.

NO DOGS or other animals in the pool, spa, or on the pool deck.

All posted pool rules must be obeyed.

Return all furniture to original position after use.

Put all trash in trash containers.

**BOAT DOCKS AND/OR KAYAK LAUNCH**

Boat/kayak/canoe must be registered with the CDD Operations Manager. Boat slip use requires a signed lease contract. Only approved residents may operate boats in the marina.

Boat must have current Florida registration.

Kayaks or canoes, only, at kayak launch.

No trailer storage.

FAILURE TO ABIDE BY THE RULES & REGULATIONS WILL RESULT IN A POSSIBLE FINE, FOB DEACTIVATION, AND/OR LOSS OF USE OF THE HARBORAGE AMENITIES.

For more information contact Operations Manager, Tony Gipe (Rizzetta & Company) • (941) 727-5500 • [harbouragecddmanager@gmail.com](mailto:harbouragecddmanager@gmail.com)