



## HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT RULES AND REGULATIONS

### REGARDING USE OF BOAT DOCKS; APPURTENANT DOCK FACILITIES; AND THE KAYAK/CANOE LAUNCH AREA

The following rules and regulations have been established for the benefit of all users of the boat docks and appurtenant dock facilities constructed on submerged lands as well as the kayak/canoe launch area, all situate on lands owned, operated and maintained by the Harbourage at Braden River Community Development District (the "CDD"), to assure the safe operation of the (i) boat docks and appurtenant dock facilities (hereinafter the "Dock Facilities") and (ii) the kayak/canoe launch area (the "Kayak Area") [the "Dock Facilities" and "Kayak Area" shall be collectively referred to herein as the "Facilities"]; and to provide enjoyable recreation for all.

Patrons are requested to cooperate in observing these rules and to obey the instructions of the CDD, its Board, agents, appointees, management, employees and staff. Patrons violating these rules are subject to the revocation of their privileges. The CDD reserves the right to refuse admittance into any CDD facility, including the Facilities, when the capacity of the facility has been reached or when otherwise deemed necessary for the health, welfare or safety of the patrons.

The CDD may amend, modify or expand these rules and regulations, at any time, when the CDD, in its sole and absolute discretion, determines the rules and regulations are in the best interests of the CDD and patrons. Any questions or concerns regarding these rules and regulations should be directed to the CDD's District Management: Joe Roethke, Rizzetta & Company, (813)933-5571, [jroethke@rizzetta.com](mailto:jroethke@rizzetta.com).

### GENERAL RULES / ADMISSION POLICIES

1. NO SWIMMING IS PERMITTED IN THE FACILITIES. NO LIFEGUARDS ARE ON DUTY. ALL PERSONS ENTERING THE FACILITIES SHALL UNDERSTAND AND ACKNOWLEDGE THE INHERENT RISKS IN USING THE FACILITIES, INCLUDING THE INHERENT RISK ASSOCIATED WITH THE WATER ADJACENT THERETO, AND DO SO AT HIS/HER OWN RISK, AND BY DOING SO, DO HEREBY AGREE TO FOREVER RELEASE, DISCHARGE, INDEMNIFY AND HOLD HARMLESS THE CDD, ITS AGENTS, STAFF, BOARD, MANAGERS, EMPLOYEES, AND ASSIGNS FROM ANY AND ALL LIABILITY, ACT, LOSS, DAMAGE, INJURY, INCLUDING DEATH, WHICH MAY OCCUR BY ANY AND ALL USE, WHATSOEVER, OF THE FACILITIES. THE CDD OWES NO DUTY OF SUPERVISION TO ANYONE USING THE FACILITIES AND THE CDD PROVIDES NO SUPERVISION OR LIFEGUARDS FOR THOSE ENTERING THE FACILITIES OR THE WATER.
2. The CDD reserves the right to establish times of operation, from time to time, by posting such times at the Facilities. Entering upon the Facilities when such entrance has been prohibited shall be punishable by criminal prosecution. Permission to use the Facilities may be revoked at any time for anyone who fails to comply with CDD staff direction or Facilities rules and regulations. Upon receiving a notice of violation of any CDD rule or regulation, the violator shall have fifteen (15) days in which to fully comply with said notice and these rules and regulations or risk revocation of all privileges to use the Facilities.
3. All persons entering the Facilities area must pay the appropriate admission fee as set forth below. For residents of the CDD, the admission fee shall be paid via the annual CDD operation and maintenance assessments. For nonresidents of the CDD, the admission fee shall be paid yearly, in advance, shall be non-refundable, non-transferable, and shall be the maximum CDD operation and maintenance assessment paid by a resident then-in effect.
4. No one under the age of 16 shall be admitted in the Facilities unless accompanied by a parent or guardian.
5. No glass containers shall be permitted anywhere in the Facilities. Smoking or chewing tobacco is not permitted in any of the facilities. Illegal substances are not permitted. Responsible alcohol consumption for patrons 21 years of age or older is permitted; excessive consumption of alcohol or public intoxication is not permitted and will be criminally prosecuted.
6. All refuse and waste papers must be deposited in designated receptacles.
7. No grills, gas or electric cooking devices may be operated in the Facilities.
8. The CDD is not responsible for personal property or valuables at any time.
9. No person within the Facilities shall behave in such a manner as to jeopardize the safety and health of himself/herself and others. Such behavior, including abusive or profane language, shall be grounds for expulsion. All patrons shall conduct himself/herself in a manner consistent with the "Family-Friendly Environment" of the facilities. Loitering will not be permitted on or about the Facilities or within any adjacent facilities. No improper conduct causing undue disturbances on or about the Facilities or any are within the CDD which would endanger any patron or cause a nuisance, such as but not limited to, excessive noise, shall be permitted and are strictly prohibited.

10. The CDD assumes no liability whatsoever for injuries, including death, or property and other damages arising from the results of any use or participation in the Facilities. No security is provided at the Facilities.
11. All sounds emanating from the Facilities, including talking, singing, audio equipment, boat engines and the like, or musical instruments shall be maintained at such volume as to not become a nuisance or unreasonable annoyance to others at or near the Facilities, including all areas within the CDD.
12. No boat ramps or vehicular access to and from the Facilities is provided or permitted; all-terrain vehicles are included within the above definition of vehicles and are not permitted; no access by or parking of any vehicles, including all-terrain vehicles and boat trailers, is permitted.
13. Only non-motorized kayaks and canoes are allowed in the Kayak Area.
14. All boats utilizing the Dock Facilities shall be seaworthy and in full compliance with all local, state and federal, including all maritime, laws, regulations and licensing requirements of or affecting boats, vessels and the like utilizing the Facilities. The CDD reserves the right to require removal of any boat or other vessel which is not seaworthy, has not been used or moved in a reasonable period of time, leaks gasoline, oil or any other substance, or causes a nuisance or disturbance of any kind.