

---

# **Reunion East Community Development District Amenity Policies & Fees**

---

Adopted April 8 , 2021

**CDD Offices & District Manager:**  
219 East Livingston Street, Orlando, FL 32801  
407.841.5524 ext. 138 [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)

## Table of Contents

<b>Table of Contents</b> .....	<b>2</b>
<b>Definitions</b> .....	<b>3</b>
<b>Introduction &amp; Welcome</b> .....	<b>4</b>
<b>Sunshine Law Disclosure</b> .....	<b>5</b>
<b>Amenity Management</b> .....	<b>5</b>
<b>Community Contacts</b> .....	<b>5</b>
<b>1. Facility Access Cards</b> .....	<b>6</b>
<b>2. Non-Resident Annual User Fee</b> .....	<b>6</b>
<b>3. Guest Policies</b> .....	<b>6</b>
<b>4. Renter’s Privileges</b> .....	<b>6</b>
<b>5. General Facility Provisions</b> .....	<b>6</b>
<b>6. Loss or Destruction of Property or Instances of Personal Injury</b> .....	<b>8</b>
<b>7. General District Amenity Facility Policy</b> .....	<b>9</b>
<b>8. Aquatic Facilities</b> .....	<b>9</b>
<b>9. Seven Eagles Fitness Center</b> .....	<b>11</b>
<b>10. Playground, Pavilions and Other Outdoor Areas</b> .....	<b>11</b>
<b>11. Dog Park</b> .....	<b>12</b>
<b>12. Lakes, Ponds, and Natural Areas Within District</b> .....	<b>12</b>
<b>13. Wildlife and Contacts</b> .....	<b>13</b>
<b>14. Amenity Rental Procedures</b> .....	<b>13</b>
<b>15. Rental Fees for Amenity Facilities</b> .....	<b>14</b>

## Definitions

**“Amenity Facilities” or “Amenity”** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, multi-purpose fields and dog parks, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** shall mean these Amenity Facilities Policies of the Reunion East Community Development District, as amended from time to time.

**“Amenity Manager”** shall mean the Field Manager, District Manager or that person or firm so designated by the District’s Board of Supervisor.

**“Annual User Fee”** shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** shall mean the Reunion East Community Development District’s Board of Supervisors.

**“Guest”** shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

**“District”** shall mean the Reunion East Community Development District.

**“District Manager”** shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Non-Resident User”** shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

**“Property Owner”** shall mean that person or persons having fee simple ownership of land within the Reunion East Community Development District.

**“Renter”** shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

**“Resident”** shall mean any person or persons residing in a home within the Reunion East Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

## Introduction & Welcome

We are pleased to welcome you to the Reunion community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards of excellence and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Reunion East Community Development District's facilities. The usage guidelines provided in this packet have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

The Reunion Resort community is split into two sections for CDD purposes. These are the Reunion East and Reunion West CDDs. Even though the community is split into two Districts, certain assets and amenities are accessible and maintained by both Districts in accordance with the Interlocal Agreement between the Districts.

Our community provides residents with the following amenities:

- Seven Eagles: Pool, Spas, Fitness Center, Bocce Court and Linear Park
- Homestead: Pool, Wading Pool and Spa
- Carriage Point: Pool and Spa
- Heritage Crossings: Community Center, Pools, Wading Pool and Spa
- The Terraces: Pool, Spa, Gazebo and Pavilion
- Liberty Bluff: Dog Park and Playground

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)

Sincerely,

Tricia L. Adams, District Manager  
Reunion East Community Development District

## Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone or in writing (as per Florida Statute 119).

## Amenity Management

Reunion Resort manages and maintains certain amenities owned by the Reunion East Community Development District such as Heritage Crossings Community Center and The Stables.

Reunion Resort's Office  
7593 Gathering Drive  
Kissimmee, FL 34747  
Phone: (407) 662-1089  
Anthony Carll, Resort General Manager [ACarll@reunionresort.com](mailto:ACarll@reunionresort.com)

Reunion Resort Membership Office  
Phone: (407) 420-9177  
[RRmembership@reunionresort.com](mailto:RRmembership@reunionresort.com)

## District Management Offices

Other amenity questions should be directed to District Staff. Please contact District Staff with any maintenance concerns or if a special event is desired at Seven Eagles Center, Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool, or Terraces Pavilion. A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request.

Reunion East Community Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Phone: (407) 841-5524  
Fax: (407) 839-1526  
[www.reunioneastcdd.com](http://www.reunioneastcdd.com)

Tricia L. Adams, District Manager, [TAdams@gmscfl.com](mailto:TAdams@gmscfl.com)  
Alan Scheerer, Field Operations Manager, [AScheerer@gmscfl.com](mailto:AScheerer@gmscfl.com)

## Security Office

Dial 911 in an emergency.  
Reunion Security Offices can be reached by calling (407) 396-3130.

## **1. Facility Access Cards**

1. Access Cards may be issued to all members (aged 18 and older) of each Resident's household and/or Non-Resident Members.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons and Guests may be required to present ID cards upon request by staff at any Amenity Facility.

## **2. Non-Resident Annual User Fee**

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

## **3. Guest Policies**

1. Guests under the age of 18 must be accompanied by an adult aged 18 or older. Guests must have a valid access card with a Resident, Non Resident Member or Renter providing access to the District Facilities.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to six (6) guests per day to the aquatic facilities. The number of guests per household/dwelling unit cannot exceed six (6) per day unless approved by the appropriate amenity manager.

## **4. Renter's Privileges**

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter is required to obtain an access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

## 5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their Access Cards or ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of bona fide Service Animal(s) 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 facilities including, but not limited to, amenity buildings, pools, or related facilities, with the exception of the dog park. 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 direct 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.

In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their Access Cards and / or ID cards upon request by staff or Security Guards at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or Access Cards should be reported immediately to the Security office. A fee will be assessed for any replacement cards.
11. Smoking is not permitted at any of the RECDD facilities except within designated smoking areas. This includes entrances to facilities and within parks.

12. No alcohol may be sold or served on any District Property at any time unless provided by the designated Amenity Manager as part of catering services.
13. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
14. Aquatic facility rules that are posted in appropriate areas must be observed.
15. Patrons and their Guests shall treat all staff members with courtesy and respect.
16. Off-road motorbikes and/or vehicles, excluding golf carts and bicycles, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
17. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
18. Skateboards and scooters are not allowed on the Amenity Facilities property at anytime.
19. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance using the guidelines provided in the Special Events Policy available on the District website or from District staff.
20. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. The Amenity Manager and/or District Staff reserve the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the Special Events Policy and other policies established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
24. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.
26. There shall be no overnight parking in the Amenity Facility parking lots.
27. Please refer to Rules for Street Parking (posted on [reunioneastcdd.org](http://reunioneastcdd.org)) for guidelines regarding parking on District roadways.

## **6. Loss or Destruction of Property or Instances of Personal Injury**

1. Each Patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or

at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).

3. Any Patron, Guests 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 Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from 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, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries at Seven Eagles, Heritage Crossings Community Center and The Stables must be reported to the Amenity Manager Anthony Carll, Resort General Manager Email: [ACarll@reunionresort.com](mailto:ACarll@reunionresort.com) Phone: (407) 662-1089. All other emergencies on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 ext. 138.

District Equipment: Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

***Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.***

## 8. Aquatic Facilities Rules

***No lifeguard on duty – swim at your own risk.***

Reunion East features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

## Usage Guidelines

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Seven Eagles Pool is open Dawn to Dusk.
3. Other District Pools are open 8 am to 11 pm.
4. Children must be three years old to enter the pool.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren without specific supervision from a person 18 years and older.
6. Children under the age of 10 must be directly supervised by a person 18 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
7. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 18 years of age or older.
8. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.
9. To prevent accidental loss or damage, we recommend that personal pool toys be left at home.
10. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck or within respective amenity's gated areas.
11. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
12. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 3 feet of the pool. Alcohol service at Seven Eagles, Heritage Crossings Community Center and The Stables are managed by the Amenity Manager and other facilities are subject to the provisions in the District's Special Events Policy. Residents should not otherwise bring alcohol to District amenities.
13. All swimmers must shower before initially entering the pool.
14. Persons with open cuts, wounds, sores or blisters may not use the pool.
15. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
16. Appropriate swimming attire (swimsuits) must be worn at all times.
17. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
18. Animals are not permitted in the pool areas.
19. Sitting on or hanging from pool ladders is not allowed.
20. No diving is permitted.
21. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
22. Radios and other devices for music or broadcast are only allowed with personal listening devices such as earphones.
23. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
24. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
25. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
26. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.

27. All swim instructors must be approved, certified and employed by the Amenity Manager.
28. All other general facility rules apply.

## 9. Seven Eagles Fitness Center

1. Maximum Fitness Center capacity is 17 persons.
2. Children aged 12 and under are not permitted in the Fitness Center at any time. This applies to a restricting all strollers, baby carriers and children from sitting on the floor while a parent or guardian is exercising.
3. Teens aged 13 to 17 may use the fitness room equipment when supervised by an adult
4. Rubber soled shoes that cover the entire foot are required to be worn at all times when using the Fitness Center.
5. Shirts must be worn at all times when using the Fitness Center.
6. Bathing suits and jeans are not permitted in the Fitness Center.
7. Food is not permitted in the Fitness Center. Plastic beverage containers are allowed.
8. Please be considerate of other users. Wipe down equipment using the sanitary wipes provided by the Amenity Manager after each use. Return weight plates and dumbbells to the appropriate rack provided.
9. Circuit training has priority, please allow others to work in/share the circuit equipment between sets.
10. Cardiovascular equipment is limited to a maximum 30 minutes when people are waiting.
11. Using a spotter when lifting weights is recommended. The Fitness center is not supervised and you are exercising at your own risk.
12. Neither Reunion East Community Development District nor Reunion Resort and Club is responsible for personal belongings lost or stolen in the facility.
13. Please limit conversations and cell phone use as a courtesy to other users.
14. Restrict floor exercises to the back area of the exercise room which leaves the main fitness floor area clear of personal items.
15. Please report any equipment problems to the District Manager's Office Phone: (407) 841-5524, Alan Scheerer, Field Operations Manager [AScheerer@gmscfl.com](mailto:AScheerer@gmscfl.com).

## 10. Bocce Court

1. Bocce balls shall not be tossed or thrown outside of the court.
2. Common courtesy and sports etiquette required for all games.

## 11. Liberty Bluff Playground, Terraces Gazebo, Terraces Pavilion and Other Outdoor Areas

The outdoor areas of Reunion East Community Development District are maintained for the usage of residents of the community. The policies below adhere to all outdoor spaces including the playground, pavilion, gazebo, and other outdoor spaces.

The Terraces Gazebo and Pavilion event lawn and patio areas are available for use by residents and their guests only on a first come, first serve basis.

1. Private rentals may be reserved through the District Manager's office per the Reunion East Special Events Policies adopted February 2019. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during

open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.

2. A schedule of activities will be posted in each area and updated by the staff.
3. Residents on a first-come, first-served basis may utilize the Gazebo and Pavilion.
4. No alcohol may be sold or served at any District amenity including outdoor spaces unless provided by the designated amenity manager as a part of contracted catering services.
5. No one under the age of 18 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to “drop off” their children/grandchildren without specific supervision from a person 18 years or older.
6. Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
7. No chalking or marking any outdoor areas.
8. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
9. Profanity, fighting or disruptive behavior will not be tolerated.
10. Smoking is not permitted in public spaces.
11. Residents are responsible for bringing their own equipment.
12. All instructors must be approved, certified and employed by the Amenity Manager.
13. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the Amenity Manager.
14. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
15. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
16. Removal of furniture or equipment is prohibited.
17. All other general facility rules apply.

## 12. Dog Parks

Dog parks are available within Reunion, for the enjoyment of residents and their four-legged friends.

1. Use of Dog Park is at your own risk.
2. Owners are legally responsible for the behavior of their dogs at all times.
3. Dogs must be leashed while entering and exiting the park.
4. Dog waste must be cleaned up by their owners immediately.
5. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
6. Owners must be within the dog park and supervising their dog with leash readily available.
7. Dog handlers must be at least 16 years of age.
8. Children must be accompanied by an adult aged 18 or older and must be supervised at all times.
9. Aggressive dogs must be removed immediately.
10. Dogs should be under voice control.
11. Human food is prohibited at the dog park.
12. Dog food and treats are prohibited at the dog park.
13. Glass containers are prohibited at the dog park.
14. Female dogs in heat are prohibited at the dog park.
15. Puppies under four months are prohibited at the dog park.
16. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
17. All other general facility rules apply.

### **13. Lakes, Ponds, and Natural Areas Within District**

The lakes and ponds throughout the community are designed and maintained for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those participating in recreational activities District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

### **14. Wildlife and Contacts**

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.

### **15. Amenity Rental Procedures**

A copy of the Special Events Policy adopted February 21, 2019 will be provided upon request. This additional policy document details rental procedures and policies for **Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Point Pool, Terraces Pool and Terraces Pavilion**. Please contact District Management

staff at Phone: (407) 841-5524 to receive a copy of the Special Events Policy that includes rental fees and capacities.

Questions about renting **Heritage Crossings Community Center or The Stables** should be directed to Reunion Resort Office at Phone: (407) 662-1089.

Reservations are on a first-come, first-served basis by contacting the appropriate office and filling out a reservation form. Reservations should be made at least thirty (30) days in advance. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office or Resort Office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

All Events shall be confined to the Site reserved for such event. If proposed Special Event will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board.

No advertising or distribution of flyers, brochures, or posters regarding the Special Event as it pertains to the District Property is allowed.

Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status.

No alcohol may be sold or served by an Amenity Renter on any District Property at any time. Alcohol service can be provided as part of catering service arranged with the Amenity Manager.

The Amenity Manager is entitled to exclusive catering privileges for all rentals at Reunion East Community Development District.

Special Events may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of the Special Event. Evidence satisfactory to the District of such organization and good standing must be submitted with the Event Use Application.

Amenity renters may not charge an entrance fee or other fee for access to, or for use of, the District Property.

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

## 16. Rental Fees for Amenity Facilities

Area and Location	Description	Fees
-------------------	-------------	------

<p>Terraces Pavilion  <i>This does not include usage of the dog parks, playgrounds or other common spaces. This is strictly for Pavilion/Event Lawn. Staff will provide boundary map if requested.</i></p>	<ul style="list-style-type: none"> <li>Maximum attendees recommended at 25</li> </ul>	<p>Fees are based on number of attendees. Please refer to the Special Events Policy adopted February 2019 for details.</p>
<p>Heritage Crossings Community Center</p>	<ul style="list-style-type: none"> <li>Maximum attendees recommended is 614.</li> </ul>	<p>\$ 1000.00 Full Ballroom  \$ 500.00 Half Ballroom</p>
<p>The Stables</p>	<ul style="list-style-type: none"> <li>Maximum attendees recommended is determined based on the event configuration.</li> </ul>	<p>\$750.00</p>

Rental fees do not include additional fees that may be charged as direct result of additional staffing, catering expenses, security fees, or equipment fees required by Amenity Manager.

Non profit 401(c)(3) charity organizations may rent Heritage Crossings Community Center for a reduced fee on a case-by-case basis through the Amenity Manager's office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.

