

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

GENERAL POLICIES

GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to the CDD Management.

In order to allow everyone the opportunity to enjoy the recreation facilities, all patrons are expected to maintain an appropriate level of decorum in dress and behavior. Patrons who do not abide by the policies stated herein, maintain the appropriate level of decorum or are abusive to other patrons may be asked to leave the premises or be removed by appropriate means. Continued like behavior by residents may result in action by the Board of Supervisors of the CDD including, but not limited to, a suspension or termination of the resident's use of the recreation facilities. Notice of the CDD Board's intent to consider such action during a public meeting shall be provided to the resident against whom such action will be considered.

No alcoholic beverages are permitted on District property unless previously approved by the Board of Supervisors of the District.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.

FACILITY HOURS

RECREATION CENTER

Open 6:00 a.m. to 10:00 p.m.

POOL

Open dawn to dusk

PLAYGROUND

Open dawn to dusk

POOL POLICIES

GENERAL RULES

In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Brighton Lakes will enforce whichever rule is more restrictive.

**THERE IS NO LIFEGUARD ON DUTY.
ALL RESIDENTS AND GUESTS SWIM AT THEIR OWN RISK.**

LOST ACCESS CARDS: Replacement cards are available for a fee of \$10.

For their safety, all residents under the age of sixteen (16) must have an adult resident over the age of eighteen (18) with them in the recreation facilities when using the pool facilities.

Guests must be accompanied by an adult resident over the age of eighteen (18) years of age. In the event the pool area reaches maximum capacity, guests may be asked to leave so all residents may enjoy the use of the facility. Residents are responsible for the conduct of their guests. Babysitters must provide a notarized written statement from the child's or children's parents authorizing custodial rights and proof of proper identification listing an emergency contact and pool privileges.

GENERAL POLICIES FOR POOL AND POOL DECK AREA

The pool facilities are used at the resident's own risk and with the utmost of care. All residents and guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

Young adults ages sixteen (16) and older may use the pool facilities without adult supervision.

Residents swim at their own risk; there is no lifeguard on duty. **NO DIVING, RUNNING OR HORSEPLAY** is allowed around the pool.

For our residents' safety, no glass or other breakable objects are allowed in the pool area.

All users must shower before entering the pool.

No chewing gum is permitted in the pool or pool deck area.

Swimmers are required to wear footwear and cover-up over their bathing suits when in the recreation center.

Swimmers must dry off before entering the recreation center.

Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!**

Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges.

For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery. Headphones are preferred for the enjoyment of everyone at the pool.

Reasonable inflatable toys, mattresses and rafts may be used. Boogie boards, kick boards, inflatable boats, oars, non-pool toys, and other similar objects are not allowed in the pool, at the discretion of Management and the pool attendant.

No alcoholic beverages are permitted in or around the pool area (where applicable) unless previously approved by the Board of Supervisors of the District.

For the comfort of others, changing of diapers, clothes, etc. is not allowed at the poolside. Please use the restroom facilities. Breast-feeding is permitted in accordance with Florida Law.

No masks, fins, or snorkels are allowed in the pool without the Facility Manager's permission.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

Pool entrances must be kept clear at all times.

Smoking is not permitted at any time.

No animals are allowed in the pool or pool deck area unless as permitted by law when serving in the capacity of service animals.

No roller blades, skateboards, or bicycles are permitted in the pool deck area.

No swinging on the ladders or railings is allowed.

Snapping of towels is not permitted.

Pool furniture may not be removed from the pool deck area.

Loud and abusive language is not allowed.

This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.

The pool closes at dusk unless posted otherwise.

Any person swimming when the facility is closed may be suspended from using the facility.

Management reserves the right to refuse anyone utilization of the pool and/or clubhouse facilities.

There is no trespassing in the pool area after dusk.

BRIGHTON LAKES CDD MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

RECREATION CENTER POLICIES

FITNESS ROOM

The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine. All residents and guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.

Guests must be accompanied by an adult resident over the age of eighteen (18) years of age.

Young adults ages sixteen (16) and older may use the fitness club facilities without adult supervision.

Youths thirteen (13) to fifteen (15) years old may use the fitness club facilities when accompanied by an adult eighteen (18) or older. However, the District Office must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness center.

Children under the age of thirteen (13) are not permitted to use the fitness area under any circumstances.

No skateboards, skates, or other wheeled toys are permitted in the fitness center.

No horseplay is allowed. Persons acting in such a manner will be asked to leave the area.

No loud music is permitted and musical devices must be battery operated. Headphones are preferred and suggested for use in the fitness center.

No loitering is permitted in the fitness center. Anyone loitering in the fitness area will be asked to leave the area.

No pets are permitted in the fitness facility at any time unless as permitted by law when serving in the capacity of service animals.

There is to be no misuse of equipment or furnishings in the fitness center. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness facilities.

RECREATION CENTER

The recreation center hours of operation (6:00 a.m. to 10:00 p.m.) will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

All residents and guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.

Young adults ages sixteen (16) and older may use the recreation center without adult supervision, provided they conduct themselves in a responsible manner.

Guests must be accompanied by an adult resident over the age of eighteen (18) years of age.

Cars, motorcycles, golf carts, mopeds, bicycles, etc. must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.

No skateboards, skates, or other wheeled toys are permitted in the recreation center or at the building entrance.

No horseplay is allowed.

No loud music is permitted and musical devices must be battery operated.

No loitering is permitted in the recreation center or on the parking lot, pool deck, or playground facilities.

No pets are permitted in the facility at any time unless as permitted by law for sight-impaired persons.

There is to be no misuse of equipment or furnishings in the recreations center or on the recreation grounds. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the recreation facilities.

There is absolutely **no smoking** in the recreational facilities, playground or in the pool area. A designated area will be set up for this purpose.

GUEST POLICIES

GUESTS

All guests must be accompanied by a Brighton Lakes resident over the age of eighteen (18) when using the recreation facilities.

Each Brighton Lakes family unit is limited to four (4) guests at any one time in the recreation center, pool and playground.

Guests must strictly adhere to all rules and regulations of the Brighton Lakes recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

Brighton Lakes residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

FEES

Annual non-resident user fee:	\$ 850.00
<i>For access to all recreation center amenities.</i>	

COMMUNITY ROOM USE FOR PRIVATE FUNCTIONS

Only District residents or paid users may use the community for private events.

Current pool regulations and recreation center policies apply in all circumstances.

A complete list of those invited to an event must be provided to the District office seven (7) days in advance of the event.

An exclusive area will be designated for the function.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the community room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck; residents are expected to cleanup after themselves and make use of the trash cans. Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District.

A deposit of \$200 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is cancelled with less than 24 hours' notice. The deposit is fully refundable if the event is cancelled due to inclement weather.

A cleanup fee of \$50 will be taken out of the deposit if the room is not returned to its original condition.

FEES

RECREATION CENTER

DEPOSIT: **\$200**
Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$25**
Per event (*non-refundable*)

NO MORE THAN 40 GUESTS ARE PERMITTED AT ANY TIME

TENNIS COURTS, VOLLEYBALL COURT, BASKETBALL COURT

- These facilities are available on a first-come, first-served basis.
- No reservations are taken for these facilities.
- Use is limited to two hours if others are waiting to use the facilities.

These fees do not apply to residents falling within the rules of four guests per family unit. These fees are designed for residents desiring to bring in larger groups to use the District's facilities.

IMPORTANT PHONE NUMBERS

EMERGENCY..... 911

Kissimmee Police (non-emergency).....	407-846-3333
Kissimmee Fire Department (non-emergency)	407-847-7111
Osceola County Fire Rescue (non-emergency).....	407-932-5338
Osceola County Sheriff's Office (non-emergency)	407-348-2222
Florida Poison Information Center	1-800-282-3171
Brighton Lakes Recreation Center	407-846-7420
Brighton Lakes Community Development District (Severn Trent)	407-566-1935
Brighton Lakes Community Association (South Shore Management)	813-649-8866 x7396

NOTE: These policies and rules are subject to change on a periodic basis.