

Johns Creek Amenity Center Facilities & Adjacent Areas Policies

Brandy Creek Community Development District

GENERAL PROVISIONS:

1. Residents and non-resident fee payers (“Patron”) must possess their access cards upon entering either of the two Johns Creek Amenity Center facilities and adjacent areas. Two Facility Access Cards will be issued to each Lot Number. Cards are not transferable. There is a replacement fee of \$10 to replace lost or stolen cards.
2. Facility Access Cards will be issued to Patrons upon application to the District. Access Cards will be issued to the Homeowner or Renter but NOT both. All Patrons must use their access cards for entrance to the Amenity Center. Any lost or stolen access cards must be reported immediately to the Facility Manager. Upon issuance of access cards, the Patron must sign an acknowledgement of the receipt of copy of the “JOHNS CREEK AMENITY CENTER FACILITIES & ADJACENT AREAS POLICIES.”
3. The Amenity Centers’ hours of operations is established as “8:00 a.m. – Dusk with exceptions” and posted at the facilities by the District.
4. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Johns Creek Amenity Center premises, except at pre-approved special events. Approval may only be granted by the District’s Board of Supervisors (present request to Facility Manager in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named as additional insured.
5. Glass and other breakables are prohibited at the Johns Creek Amenity Center facilities and adjacent areas.
6. No personal grills (Propane, charcoal or electric) will be allowed on CDD premises.
7. Smoking is prohibited at the Johns Creek Amenity Center facilities and adjacent areas. This includes e/vapor cigarettes.
8. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities or adjacent areas.
9. Skateboards, rollerblades, scooters, golf carts, and any other recreational vehicles are prohibited anywhere at the Johns Creek Amenity Center and the Pool Area. Bicycles must be kept secured at the Bicycle Racks at all times so as not to block walkways.
10. Loitering is prohibited at the Johns Creek Amenity Center facilities and adjacent areas (including the parking lot).
11. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any manner that blocks the normal flow of traffic. The Round-About at the Phase 1 Amenity Center is for loading and unloading of passengers or equipment, and must be kept open for emergency and service vehicles.
12. Fireworks of any kind are prohibited anywhere at the Amenity Center facilities or adjacent areas.
13. No patron or guest is allowed in the service areas of the facilities.

14. Johns Creek Amenity Center facilities and adjacent areas may be closed due to weather or maintenance needs.
15. The Board of Supervisors reserves the right to amend or modify the policies as necessary.
16. The Board of Supervisors and staff of the District have full authority to enforce these rules and regulations.
17. Notice of changes to the policies shall be posted at the Johns Creek Amenity Centers and on the community web site (johnscreekfl.com). Patrons should check for updates or changes to these policies.

GENERAL SWIMMING POOL POLICIES:

Swimming is permitted only during designated hours, as posted at the pool area.

1. SWIM AT YOUR OWN RISK. THERE ARE NO LIFEGUARDS ON DUTY AT ANY TIME AT THE POOL FACILITIES.
2. Pool Monitors or the Amenity Center Manager are in control of the operation of the pool area and will determine whether swimming is permitted or not during normally designated hours. If heavy rain, thunder and/or lightning occur, everyone will be required to exit the pool and pool areas. At the first sound of thunder and/or first sighting of lightning, a waiting period of 30 minutes will be established before anyone may return to the pool area. Subsequent thunder and/or lightning will restart the 30 minute clock each time it occurs. The Pool Monitor or Facility Manager will determine when the pool area is safe for people to return. Anyone not leaving the pool area as requested by the Pool Monitor or Amenity Center Manager risks suspension of their amenity privileges.
3. Children 13 years of age and younger must be accompanied by an adult or a supervisor/babysitter at least 18 years of age at all times while using the pool facilities. Children 14 or older should be prepared to provide proof of age when visiting pool unaccompanied by adult.
4. Children under three years of age and those who are not reliably toilet trained must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce health risks associated with human waste, while at the pool facilities.
5. You may have 4 guests per household at one time at the swimming pool. Unless otherwise approved.
6. Loud, profane, and/or abusive language will not be tolerated.
7. A Parent or Supervisor must be within arm's length of a non-swimmer at all times when in the water, regardless of the type of flotation device used.
8. Audio devices may be played at moderate or low sound levels which do not disturb other patrons or guests.
9. Remote controlled vehicles, watercraft, and the like are not allowed in the pool area.
10. Pets, bicycles, skateboards, roller blades, scooters, and golf carts are prohibited on the pool deck at all times.
11. Glass containers and other sharp or potentially hazardous objects are prohibited in the pool area.
12. Alcoholic beverages, smoking (including e/vapor cigarettes) and all tobacco products (including chewing tobacco) are prohibited at the pool area.
13. Chewing gum is prohibited at the pool area.
14. Showers are required before entering the pool.
15. Parents, Supervisors, or Babysitters must take children to the restroom before entering the pool. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
16. Proper swim attire (no cut-offs or denim) must be worn in the pool.
17. No diving, jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area (including swinging on ladders, fences or railings).
18. Pool entrances must be kept clear at all times.
19. Pool furniture is not to be removed from the pool area.
20. Any person swimming when the facility is closed may be suspended from using the facility.

21. Pool availability may be altered in order to facilitate maintenance of the facility. The District reserves the right to close the pool facilities one day per week for necessary maintenance of the facilities. Notice of pool closure shall be posted at the pool facilities.
22. The Facility Manager reserves the rights to discontinue usage of play equipment during peak times or scheduled activity at the pool, or if the equipment creates a safety concern.
23. The Board of Supervisors and staff of the District reserve the right to authorize all programs and activities (including the number of guest participants, equipment and supplies usage, etc.) conducted at the pool and pool area, including Swim Lessons, Aquatic / Recreation Programs, and Pool Parties.
24. Residents are allowed to have no more than 4 guests per household at the pool area at any given time. In advance reservations for more than 4 guests will be considered and approved by the Facility Manager on a first-come, first-served basis. A patron must accompany guests at all times.
25. In accordance with Health Department Rule 64E-9.004, there is to be NO FOOD within 4 feet of the pool.

SWIMMING POOL CONTAMINATION POLICIES:

1. NO ONE SHALL CONTAMINATE THE POOL. Anyone who does pollute the pool is liable for any costs incurred in treating and re-opening the pool.
2. If contamination (i.e. blood, feces, vomit, etc.) does occur, the pool will be closed for twelve (12) hours, or as otherwise required by the Health Department, and the water will be shocked with chlorine to kill the bacteria.

GENERAL FITNESS CENTER POLICIES:

Fitness Room hours are 4:00 am to Midnight, or as posted at the Facility.

1. Usage of the Fitness Facility is restricted to Patrons 14 years of age and older.
2. Children under 14 years of age are prohibited from the fitness facility entirely.
3. You may have a maximum (2) guests per household at all times. All guests must be accompanied by a Patron at all times.
4. Patrons and Guests exercise at their own risk. Each individual is responsible for his or her own safety.
5. Appropriate clothing is required at all times (shirts, shorts, leotards, and/or sweat suits – no denim). For the comfort of others, shirts and bottoms must be kept on at all times.
6. Athletic footwear covering the entire foot is required to be worn at all times.
7. Loud, profane, and/or abusive language will not be tolerated.
8. Disorderly conduct and horseplay will not be tolerated.
9. Food and chewing gum is prohibited in the fitness center.
10. Beverages are permitted but must be in a covered and sealed container.
11. Glass and other breakable items are prohibited in the fitness center.
12. Smoking (including e/vapor cigarettes) and tobacco products are prohibited in the fitness center.
13. Audio devices are prohibited unless they are personal units equipped with headphones.
14. Every individual is responsible for spraying and wiping down the equipment after use.
15. Weights or equipment may not be removed from the fitness center for any reason.
16. Hand chalk is not permitted.
17. Weights and dumbbells must be placed down gently, not dropped.
18. Benches and machines may not be stepped on or climbed over.
19. Use of the cardio equipment must be limited to 30 minutes if others are waiting. Patrons are expected to share equipment.
20. Personal Training or solicitation of training for fees is prohibited unless approved by Facility Manager.
21. All emergencies, injuries, and / or broken equipment must be reported to the Facility Manager.
22. The Facility Manager reserves the rights to discontinue any such programs and / or activities due to safety concerns or other conflicts with the operation of the facility.
23. Fitness Center may be closed due to maintenance needs.

24. Disregard for any fitness center rule or policy may result in expulsion from the Amenity Center and suspension of Amenity Center privileges.
25. Pets, bicycles, skateboards, roller blades, hover boards and scooters are prohibited from the Fitness Center at all times.
26. All Patrons and Guests of the fitness center are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with fitness center rules and regulations.

TENNIS COURT POLICIES:

1. The tennis courts are open from dawn to 10PM daily.
2. Only three (3) guests are permitted per Patron on the Tennis Court.
3. Tennis Court is available on a first come, first served basis – however, time is limited to one hour if others are waiting.
4. Play at your own risk.
5. Proper shoes and attire is required while on the Tennis Court.
6. Proper sports etiquette must be adhered to at all times. Loud, profane and/or abusive language and behavior is prohibited.
7. Food and chewing gum is prohibited on the court surface.
8. Beverages are permitted but must be in a covered and sealed container.
9. Glass and other breakable items are prohibited on the court surface.
10. Smoking (including e/vapor cigarettes) and tobacco products are prohibited in and around the Tennis Courts.
11. Use of the Tennis Court is permitted only during designated operating hours, as posted at the Tennis Court or Amenity Center.
12. No pets, skateboards, rollerblades, scooters, bicycles, or wheeled vehicles are allowed on the courts at any time.
13. Tennis Court may be closed due to weather or maintenance needs.
14. Tennis Court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by the Facility Manager in advance.
15. Tennis lessons or solicitation of lessons for fees are only to be conducted by instructors approved by the Facility Manager.

BASKETBALL COURT POLICIES:

1. The basketball courts are open from dawn to 10PM daily.
2. Absolutely NO hanging on the goal rim is allowed.
3. Three (3) Guests are permitted per Household on the Basketball Court.
4. Basketball Court is available on a first come, first served basis – however, time is limited to one hour if others are waiting.
5. Play at your own risk.
6. Proper shoes and attire is required while on the Basketball Courts.
7. Proper sports etiquette must be adhered to at all times. Loud, profane and/or abusive language and behavior is prohibited.
8. Food and chewing gum is prohibited on the court surface.
9. Beverages are permitted but must be in a covered and sealed container.
10. Glass and other breakable items are prohibited on the court surface.
11. Smoking (including e/vapor cigarettes) and tobacco products are prohibited in and around the Basketball Court.
12. Use of the Basketball Court is permitted only during designated operating hours, as posted at the Basketball Court or Amenity Center.
13. No pets, skateboards, rollerblades, scooters, bicycles, or wheeled vehicles are allowed on the Court at any time.
14. Basketball Court may be closed due to weather or maintenance needs.
15. Basketball Court usage may be limited, from time to time, for sponsored events or lessons, which must be approved by the Facility Manager in advance.

PLAYGROUND POLICIES:

1. Absolutely NO SMOKING (including e/vapor cigarettes), for the courtesy of others.
2. Children under the age of eight (8) must be accompanied by an adult, supervisor/babysitter at all times.
3. Children thirteen (13) years and older are not permitted on the playground equipment.
4. No roughhousing will be permitted. Loud, profane and/or abusive language and behavior is prohibited.
5. All food, beverages, and miscellaneous trash brought to the playground must be cleaned up prior to leaving.
6. No pets, skateboards, rollerblades, hover boards, scooters, bicycles, or wheeled vehicles are allowed on the Playground at any time.
7. Playground may be closed due to weather or maintenance needs.
8. Usage of the Playground may be limited, from time to time, for sponsored events, which must be approved by the Facility Manager in advance.

FACILITY RENTAL POLICIES

Patrons may reserve for rental certain portions of the Brandy Creek CDD Amenity Center Facilities for a "Private Event," defined as any event not open to the general public. Any parties over 10 persons is considered a "Private Event," and space must be reserved. (Events that are open to the general public are not subject to these Facility Rental Policies.) Reservations may not be made more than four (4) months prior to the event. Only one (1) available facility may be rented per Private Event. Persons interested in doing so should contact the Facility Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Center is unavailable for Private Events on the following holidays:

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|-------------------------|----------------|
| Easter Sunday | Memorial Day |
| 4 th of July | Labor Day |
| Thanksgiving | Christmas Eve |
| Christmas Day | New Year's Eve |
| New Year's Day | |

Staffing: During Amenity Center operating hours in which a staff member is present, Private Events with twenty-five (25) or fewer persons will not require an additional Amenity Center Staff member. For events at which alcohol is served or in excess of twenty-five (25) persons attending during operating hours or events after operating hours, an additional Amenity Center Staff member will be required at the hourly rate established by the Amenity Manager. Patrons renting the Pergola Deck during the months of May through September must retain a lifeguard, at the hourly rate for lifeguard services established by the Amenity Manager, for a minimum of four (4) hours. Pergola Deck rentals between the months of October and April will not require a lifeguard. Although the pool and pool deck closes at dusk, Community Room events may be open until 10:00 p.m. All checks or money orders for the additional Amenity Center Staff shall be payable to Elite Amenity Services.

ACTIVITY FIELD RENTAL:

1. No pets, skateboards, rollerblades, scooters, bicycles, or other wheeled vehicles are allowed on the Field or walking/jogging path at any time.

2. All food, beverages, and miscellaneous trash brought to the Field must be cleaned up prior to leaving.
3. Glass and other breakable items are prohibited on the Field.
4. Users may be asked to move to accommodate scheduled activities.
5. Field may be closed due to weather or maintenance needs.
6. Usage of the Activity Field may be limited, from time to time, for sponsored events or lessons, which must be approved by the Facility Manager in advance.

PHASE 1 AMENITY CENTER BREEZEWAY RENTAL POLICIES:

1. Only Patrons may reserve the facility for private parties.
2. Parties are limited to a total of 20 guests.
3. Two checks or money orders are required to confirm the reservation – one check for the cleaning/security deposit and one check for the rental fee. Both checks should be made out to *Brandy Creek Community Development District*.
4. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of your event deposit.
5. The resident sponsoring a private event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays
 - c. Sweep the floor

rental time includes setup and cleanup time
6. The rental includes 5 tables (4 chairs per table) under the Pavilion Breezeway, outside counter and sink area.
7. The deposit is refundable if the event is cancelled due to inclement weather.
8. Glass and other breakable items are not allowed at the Amenity Center.
9. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
10. The volume of noise and/or music must not violate applicable St Johns County Noise Ordinances or disturb other patrons or guests using the facilities.
11. Restrooms must remain open to all Patrons.
12. The current pool regulations and policies will apply – rentals do not include pool areas.

PHASE 2 AMENITY CENTER COMMUNITY ROOM RENTAL POLICIES:

1. Only Patrons may reserve the facility for private parties.
2. Parties are limited to a total of 50 guests.
3. Two checks or money orders are required to confirm the reservation – one check for the cleaning/security deposit and one check for the rental fee. Both checks should be made out to *Brandy Creek Community Development District*.
4. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of your event deposit.
5. The resident sponsoring a private event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays
 - c. Vacuum the floor

rental time includes setup and cleanup time
6. The rental includes tables and chairs, which must remain in the Community Room.
7. If alcohol is served (with Board approval), consumption of alcoholic beverages is limited to inside the Community Room.
8. No glass is allowed. Including, but not limited to plates, glasses, bowls, pitchers, etc.
9. The deposit is refundable if the event is cancelled due to inclement weather.

10. Glass and other breakable items are not allowed at the Amenity Center.
11. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
12. The volume of noise and/or music must not violate applicable St Johns County Noise Ordinances or disturb other patrons or guests using the facilities.
13. Restrooms must remain open to all Patrons.
14. The current pool regulations and policies will apply – rentals do not include pool areas.
15. Wet bathing suits are not allowed in Community Room.

PHASE 2 AMENITY CENTER PERGOLA DECK RENTAL POLICIES:

1. Only Patrons may reserve the facility for private parties.
2. Parties are limited to a total of 20 guests.
3. Two checks or money orders are required to confirm the reservation – one check for the cleaning/security deposit and one check for the rental fee. Both checks should be made out to *Brandy Creek Community Development District*.
4. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of your event deposit.
5. The patron sponsoring a private is event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays

rental time includes setup and cleanup time
6. The deposit is refundable if the event is cancelled due to inclement weather.
7. Glass and other breakable items are not allowed at the Amenity Center.
8. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
9. The volume of noise and/or music must not violate applicable St Johns County Noise Ordinances or disturb other patrons or guests using the facilities.
10. Restrooms must remain open to all Patrons.
11. The current pool regulations and policies will apply – rentals do not include pool areas.

SUSPENSION AND TERMINATION OF PRIVILEGES:

1. Privileges at the Johns Creek Amenity Center may be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for access card.
 - b. Permits unauthorized use of an access card.
 - c. Exhibits unsatisfactory behavior, deportment, or appearance.
 - d. Fails to abide by the Policies established for the use of facilities.
 - e. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the Facilities.

*The District's Board of Supervisors may, at any time, restrict, suspend or revoke for cause or causes, as described above, any Patron's privileges to use any or all of the Center's facilities, which may include deactivation of your access card.

DISTRICT RATES

1. Rental of Breezeway (Phase 1) - \$30 for three hours. \$10 for each additional hour.
2. Rental of Activity Field (Phase 1) - \$50 for eight hours.
3. Rental of Community Room (Phase 2) - \$60 for four hours. \$10 for each additional hour.
4. Rental of Pergola Deck (Phase 2) - \$50 for four hours. \$10 for each additional hour.

5. **Third Party Vendor Rental of District Facilities and Recreation Areas for Group Exercise Classes or Other Events Marketed to Residents Only – \$0 - \$100 (This range allows for flexibility for Facility Manager to charge appropriate rate based on event and usage)**
6. **Security Deposit for Rentals - \$100, except Phase 2 Amenity Center Community Room - \$200**
7. **Fee for returned check (NSF) - \$25**
8. **Annual Non-Resident User Fee - \$1,300**