

**ESTANCIA AT WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
AMENITY POLICIES (“POLICIES”)**

Adopted January 27, 2015

SECTION A. DEFINITIONS

1. Amenity or Amenities – Shall mean all passive parks, common areas, open spaces, board walks, decorative fountain and nature trails, owned or operated by the District.
2. District - Shall mean the Estancia at Wiregrass Community Development District.
3. Manager - Shall mean the entity legally charged with the daily operation and management of the District or their duly authorized representative.
4. Resident - Shall mean property owners of lands within the District, and those persons residing in the same dwelling unit as the property owner. Resident shall also mean those persons principally residing in rental homes.
5. Guest – Shall mean any non-residents that are using the Amenities.
6. Pets – Shall be defined as domesticated dogs and cats that are of non-aggressive breeds.

SECTION B. GENERAL PROVISIONS

1. The Amenity hours of use shall be established based upon seasonal and other considerations and shall be published to the Residents and Guests in a manner determined by the Manager. Unless other wise specified, all Amenities will be open from daylight to dusk each day.
2. Alcoholic beverages are prohibited.
3. All persons using the District’s Amenities do so at their own risk, and the District is not responsible for any injury or harm caused by the use of the Amenities. Natural environments such as the District’s parks, ponds, board walk and nature trails contain any number of dangerous conditions as well as provide a habitat for wild animals that may be a hazard to people. All Residents and Guests must use the Amenities in a safe and responsible manner.
4. Pets are permitted on Amenity property, but must be leashed at all times, and pet owners are to pick up any waste the pets may produce.

5. No fireworks of any kind are permitted anywhere on the District grounds or adjacent areas.

6. The Board of Supervisors reserves the right to amend or modify these Policies at any time and in the Board's sole and absolute discretion.

7. During periods of heavy rain, thunderstorms and other inclement weather Amenity areas shall not be used.

8. Following periods of heavy rain, portions of the amenity areas such as the trail system near the wetlands may be unusable or impassable due to standing water.

9. Any exceptions to these Policies must be made in writing by the Manager prior to the time any such contrary action is taken.

SECTION C. USE OF DISTRICT'S PONDS

The Southwest Florida Water Management District and the District control all policies and procedures for the use and operation of the District's ponds. Swimming, bathing, wading and diving are not permitted in any District ponds.

General Rules:

1. All ponds are a component of the District's master surface water management system (Surface Water System). There shall be no activities in or around the ponds that would interfere with their proper operation.

2. No swimming or wading of any kind.

3. No watercrafts of any kind are allowed in any of the ponds.

4. Do not feed any wildlife.

5. Pets are not allowed in the ponds.

6. No docks or other structures, whether permanent or temporary, shall be constructed and placed in the ponds or on the ponds.

7. No foreign materials may be disposed of in the ponds, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers or any other material that is not naturally occurring or which may be detrimental to the pond environment.

8. Any hazardous condition must immediately be reported to the Manager. The presence of any chemical or other similar hazardous condition must immediately be reported to the proper authorities or police.

9. Fishing is prohibited in the ponds within the District.

10. Property owners and residents are responsible for the activities of their tenants, Guests and invitees.

SECTION D. DECORATIVE FOUNTAIN

The decorative fountain at the round-about of Estancia Boulevard is owned and maintained by the District.

General Rules:

1. The fountain is a focal point of the community and tampering with the equipment, pumps, motors, etc. of the fountain is prohibited. No soap suds, oils, trash, or other foreign objects should ever be disposed of or otherwise deposited in the fountain.

2. The District's Board of Supervisors determines the hours of operations of the fountain, which will be consistent with any water restrictions imposed by Pasco County, SWFWMD or any other governing agency. The District makes no guarantees that the fountain will be fully operational at all times, due to maintenance, cleaning, water restrictions, or any other cause.

SECTION E. BOARDWALKS

There are three (3) wooden boardwalks that are a part of the community's pedestrian nature trail system. The remaining portions of the trail system are constructed of asphalt, concrete, mulch or crushed shell. The nature trail and boardwalks are owned and maintained by the District and were constructed to allow Residents and Guest pedestrians to walk, jog, cycle and rollerblade to enjoy the natural beauty of the surrounding wetlands. Due to the various types of materials utilized to construct the trail system, rollerblading shall only be permitted on the concrete or asphalt surfaces of the trail system, and shall be prohibited from the boardwalks, mulched and crushed shell portions of the trail system. Cycling shall be limited to all terrain cycling on those portions of the trail system constructed of crushed shell or mulch.

General Rules:

1. The trail system/boardwalks are for pedestrian traffic only. No all terrain vehicles, motorcycles, golf cars, or any other vehicles are permitted on the trail system and

boardwalks except for maintenance or repair vehicles that may be required from time to time. Wheelchairs and any other assistance device are permitted.

2. Please be aware the boardwalks may become slick following a rain event or from morning dew. All Residents and Guests are to use caution while using the boardwalks.

3. The boards may warp or splinter and nails/screws may come loose over time. Please be aware of any tripping hazards. If you find a maintenance item that needs addressed please contact the district management office at 813-994-1001.

4. The operating hours of the boardwalks are from daylight to dusk. The boardwalks are not illuminated and are closed following sunset.

SECTION F. ENFORCEMENT

All persons using the Amenities and entering District properties are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's Amenities. The District, through its Board or District Manager, shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

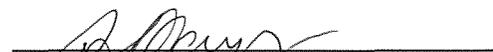
- a. Exhibits unsatisfactory behavior, deportment or appearance;
- b. Fails to pay amounts owed to the District in a proper and timely manner;
- c. Fails to abide by any District rules or policies;
- d. Treats the District's supervisors, staff, contractors, or other representatives, or other Residents or Guests, in an unreasonable or abusive manner;
- e. Damages or destroys District property; or
- f. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, contractors, or other representatives, or other Residents or Guests.

If any person is found to have committed any of the infractions noted above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

The above Polices were adopted by the Estancia at Wiregrass Community Development District Board of Supervisors this 21st day of JANUARY 2015.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson