



**Community
Development District**

September 2, 2021

**Regular & Public
Hearing Meeting
Agenda**



OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

August 26, 2021

ATTENDEES:

Meetings/Workshops are now held in person. During public comments, please state your name and address.

Residents have the option of calling in via Zoom with the call-in information below.

Call-in Number: +1 (929) 205-6099

Meeting ID: 2043596216#

Link: <https://us06web.zoom.us/j/2043596216>

Board of Supervisors
Grand Haven Community Development District

Dear Board Members:

The Board of Supervisors of the Grand Haven Community Development District will hold a Regular Meeting on Thursday, September 2, 2021, at 3:00 p.m., Public Hearings at 5:00 p.m. in the Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

I. Call to Order/ Roll Call at 3:00 PM

II. Pledge of Allegiance

III. Audience Comments – (limited to 3 minutes per individual for agenda items)

IV. Staff Reports

A. District Horticulturalist: Louise Leister

- Fire Wise Projects – FY 2022

Exhibit 1

B. Operations Manager: Barry Kloptosky

- Presentation of Capital Project Plan Tracker
- Year in Review 2021 – *To Be Distributed*

Exhibit 2

V. Public Hearings at 5:00 PM

A. Fiscal Year 2021-2022 Budget Public Hearing

- Open the Public Hearing
- Presentation of FY 2022 Budget – *To Be Distributed*
- Public Comments
- Close the Public Hearing



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- V. **Public Hearings at 5:00 PM – continued**
 - B. Consideration & Adoption of **Resolution 2021-13**, Adopting the Fiscal Year 2021-2022 Budget Exhibit 3
 - C. **Fiscal Year 2021-2022 Assessment Public Hearing**
 - Open the Public Hearing
 - Presentation of FY 2022 Assessment Analysis – *To Be Distributed*
 - Public Comments
 - Close the Public Hearing
 - D. Consideration & Adoption of **Resolution 2021-14**, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2021-2022 Exhibit 4
 - E. **Amenity Rules Amendment Public Hearing**
 - Open the Public Hearing
 - Presentation of Amenity Rules Amendment Exhibit 5
 - Public Comments
 - Close the Public Hearing
 - F. Consideration & Adoption of **Resolution 2021-15**, Adoption of Amenity Rules Amendment Exhibit 6

VII. Supervisors Requests

VIII. Next Meeting Quorum Check: September 16th, 9:00 AM

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chip Howden	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

IX. Adjournment

Should you have any questions regarding the agenda, please email me at hmac@vestapropertyservices.com

Sincerely,

Howard McGaffney
 District Manager

EXHIBIT 1

Fire Wise 2021-2022

Grand Haven

Louise Leister

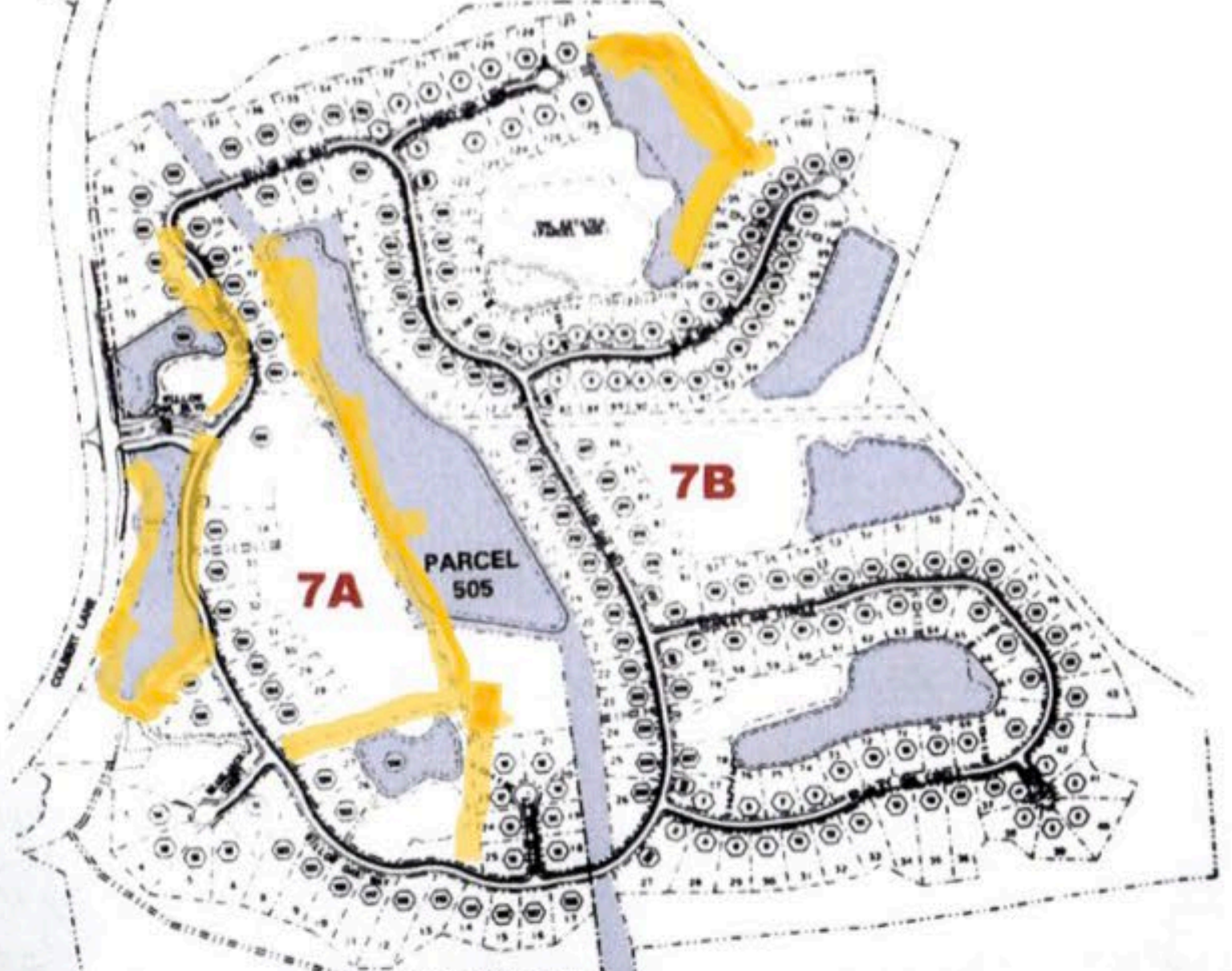
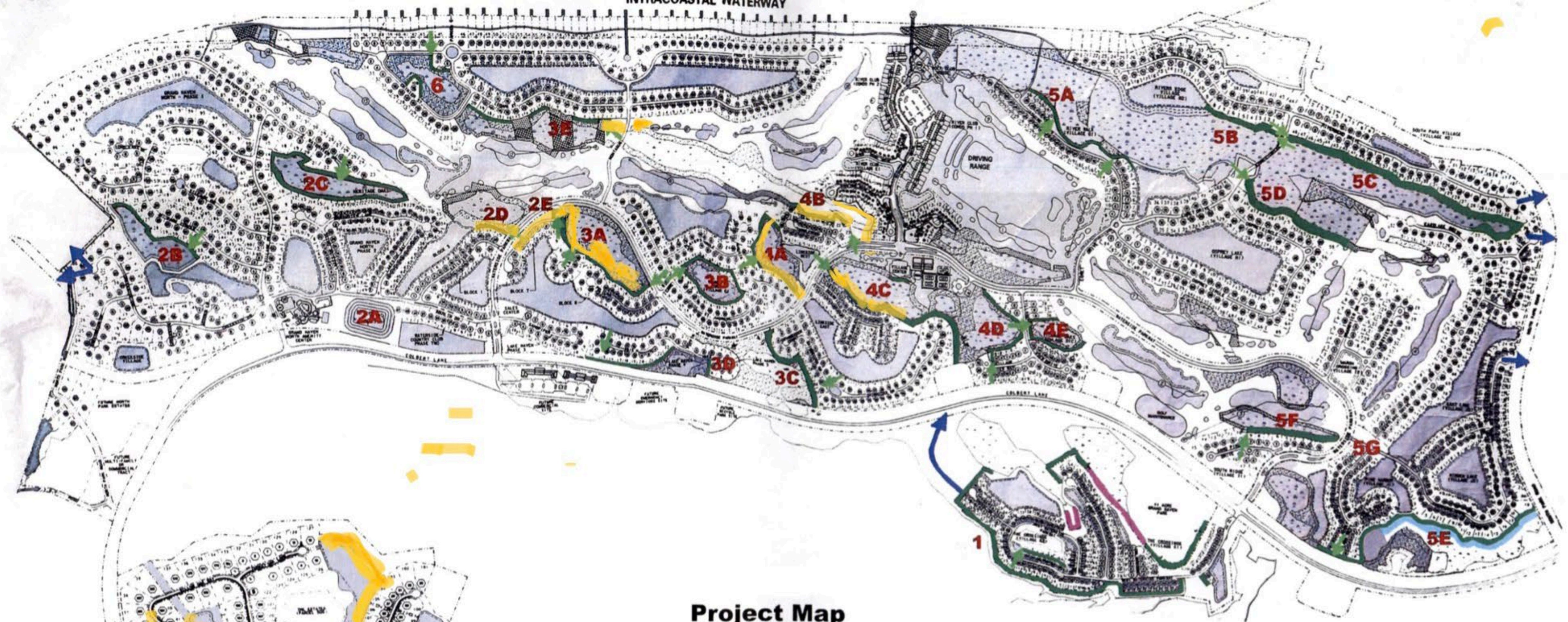
Grand Haven

Fire Wise 2022

- Our goal is to secure our permitting and move forward and get Phase 2 started in the Crossings with mowing this late fall and winter.
- Possible help from Forestry along with our private vendor.
- Our goal to start and complete all of the crossings .



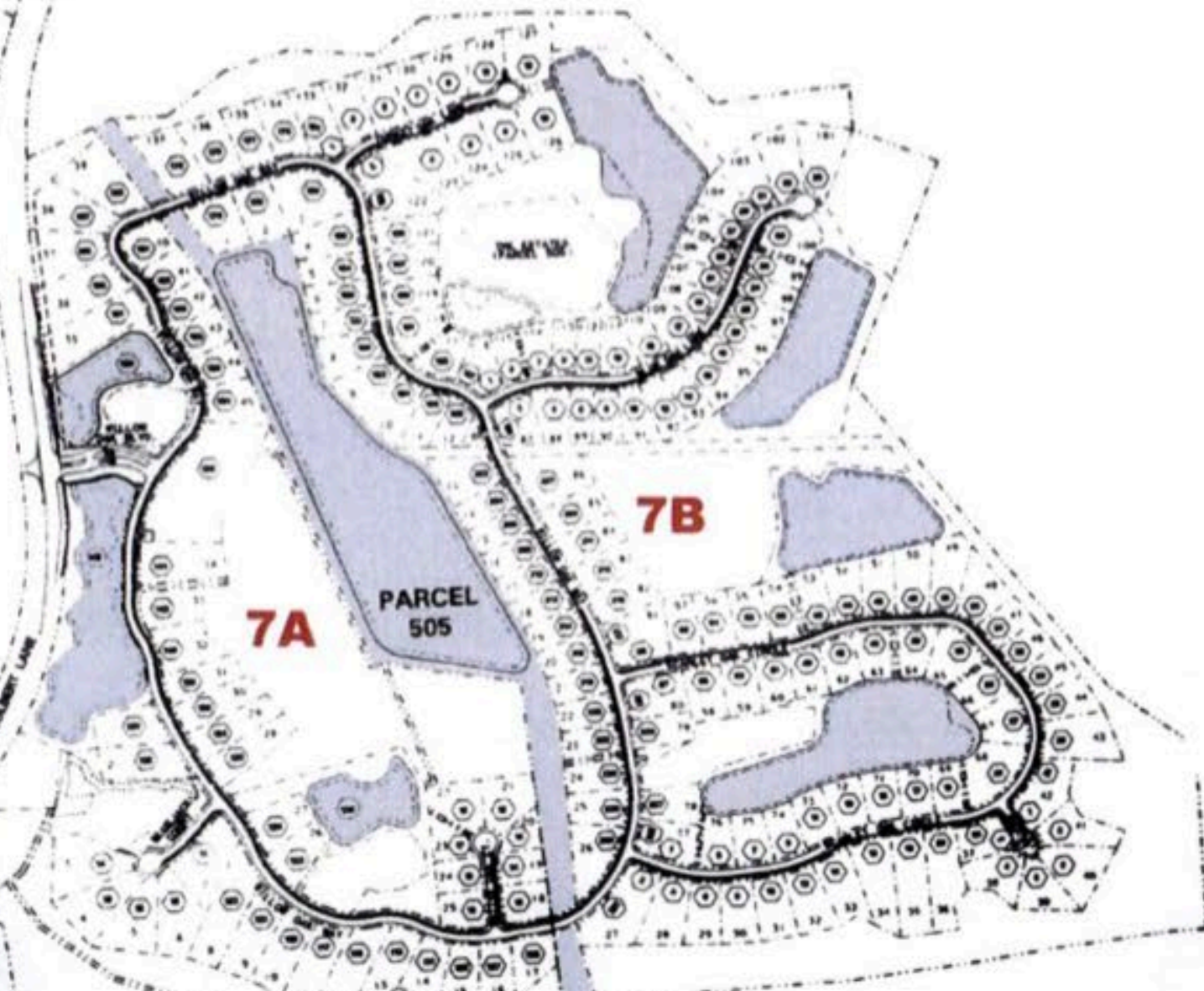
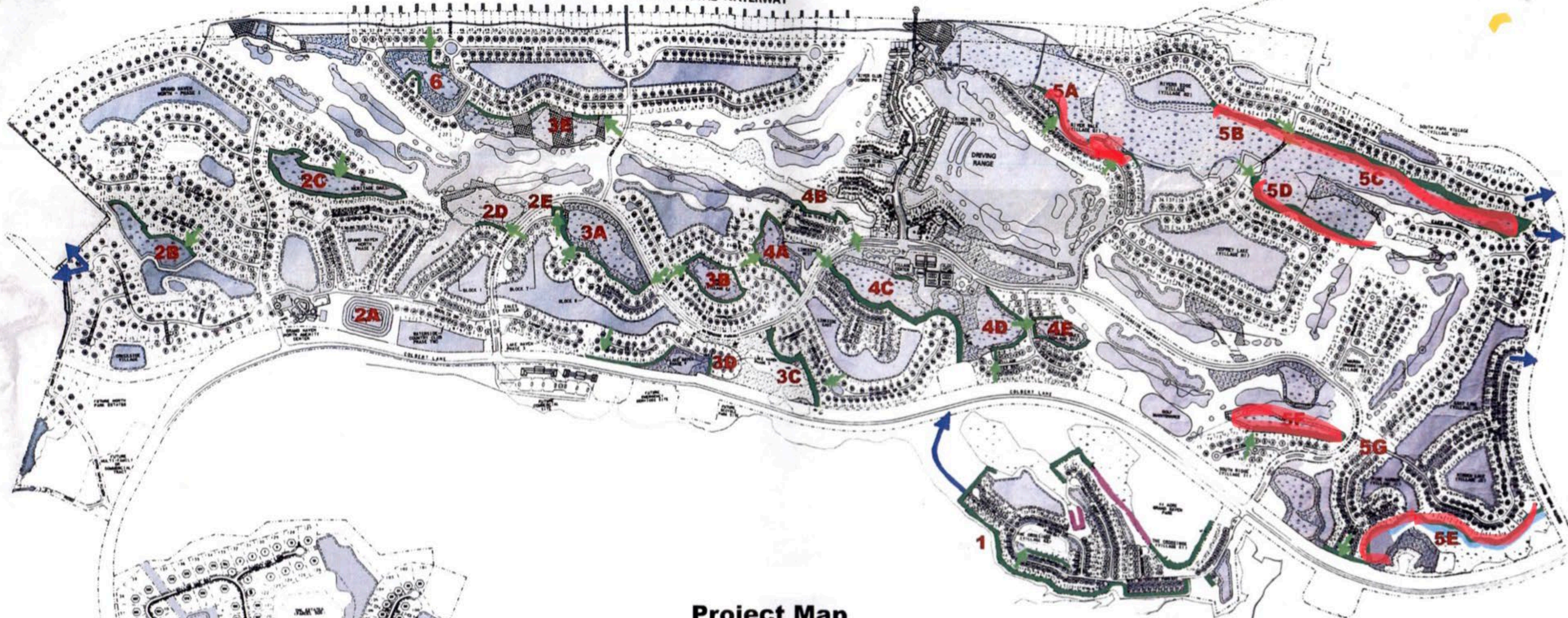
- The map on the next slide will show the areas done in the 2021 year. The areas have been mowed by our Firewise mower which mulches the mowed waste, leaves, branches, vines and small trunks into small mulch. It's creates a neat mulched bed when it is complete. This area will grow back in time but it keeps it down and safe for a few years.
- We plan on mowing sections of Grand Haven each year to keep a head of the growth.
- Each budget year money is set aside for wildfire mowing and the map shows sections of Grand Haven and the mow schedule.








Project Map Legend

- (Pink) No SJRWMD Permit to do mowing
- (Dark Green) Phase 1 mowing by machine
- (Dark Green & Cyan) Phase 1 mowing by hand
- Green arrow denotes entry point for mowing
- Blue arrow denotes Firewise Emergency Exit

- 2022 will bring more mowing.
- Hoping Forestry will help us after our meeting and evaluation of the Crossings. If they fund some of the plan in the Crossings. We will use our funds for mowing the rest of the areas in Grand Haven proper.
- The areas in Grand Haven Proper will be marked on the Firewise map as areas 5A, 5B, 5C, 5D, 5E as long as permitting is granted.
- Applications are in for permitting we are just waiting for the permits. The Covid 19 issue has slow things down to a crawl.
- The paperwork and maps and plan has been submitted, now we wait.



Project Map Legend

-  (Pink) No SJRWMD Permit to do mowing
-  (Dark Green) Phase 1 mowing by machine
-  (Dark Green & Cyan) Phase 1 mowing by hand
-  Green arrow denotes entry point for mowing
-  Blue arrow denotes Firewise Emergency Exit

- We have a meeting with Forestry this coming week to review the Crossings if they approve Crossings they will mow and we will mow the sections marked in Red in sections 5
 - Crossings permitting is hard to get which is another reason for Forestry's help.
 - If they do not approve the grant we will mow the Crossings with CDD
- money as long as we can secure the permits for the Crossings.
- If we can not get approval for permits we will move to sections 5.

EXHIBIT 2

GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
FY2020/2021 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
EXHIBIT 4
Updated 08/25/2021

Item	Type	Priority / Rank	Description	Location	Budgeted Cost	Revised Budget	Approved Cost	Additional Change \$ (+/-)	Invoiced Amount	Status/Comments
1	C		Concrete Curbing Repair Allowance - CDD Property	Roads	60,770	72,146	132,916		99,185	Waiting for scheduled start date for next round of repairs
2	C		Crossings Curb/Gutter Repair	Crossings		73,239	73,239			In advance of FY2022 road resurfacing
3	RES		Finish, Rubber Tile Floor - Clubhouse (CAC) Gym	Creekside	8,547					Seeking proposal
4	R		Village Center Bathroom Renovation Project	Village Center	212,180	(212,180)	-	-		Board approved a NTE \$50,000 for phase 2 improvements
5			Phase II \$50,000			50,000			605	Materials ordered
6			Phase III \$130,000							Moved to FY2022
7	C		Boardwalk, Wood Deck & Railing - Esplanade (Golf Club)	Esplanade	29,343		609		609	Repairs completed by staff
8	C		Boardwalk, Wood Deck & Railing - Esplanade (Jasmine)	Esplanade	33,606		3,408		3,408	Repairs completed by staff
9	C		Boardwalk, Wood Deck & Railing - Esplanade (Waterview)	Esplanade	59,980		514		514	Repairs completed by staff
10	C		Boardwalk, Wood Deck & Railing - Wild Oaks Park	Wild Oaks	28,841		8,788		8,788	Repairs completed by staff
11	R		Croquet Court Expansion - 1 x cost to construct	Creekside	124,630		124,630		102,605	Installation of sidewalks and paver patios in progress
12	R		Pickleball Expansion - Construction of 2 New Courts	Village Center	65,000	60,000	125,000		32,701	Permit released. Court construction tentative start date is August 30th
13	C		Debris Clean Up Allowance - Tract H	Wild Oaks	25,750	(25,750)	-	-	-	Cleanup completed by staff
14	E		Shelter Fabric, Recover - Wild Oaks Park	Wild Oaks	7,725	(7,725)				
15	E		Spa Equipment, Heater, Gas - CAC	Creekside	9,270		5,030		5,030	Delivered and installed
16	RES		Signage, HD Foam - Decorative Directional Street Signs	Roads	3,708	(3,708)				
17	RES		Village Center Fitness Center Equipment	Village Center		59,832	60,000		29,378	Tentative delivery date August 31st
18	RES		Fitness, Cardio, Elliptical Cross-Trainer - CAC	Creekside	13,608	(13,608)				-
19	RES		Fitness, Cardio, Recumbent Bike - CAC	Creekside	7,626	(7,626)				-
20	RES		Fitness, Cardio, Treadmill - CAC	Creekside	16,689	(16,689)				-
21	RES		Fitness, Weight Bench - CAC	Creekside	1,702	(1,702)				-
22	RES		Fitness, Cardio, Elliptical Cross-Trainer - VC	Village Center	20,413	(20,413)				-
23	RES		Fitness, Cardio, Stationary Bike - VC	Village Center	7,031	(7,031)				-
24	RES		Fitness, Cardio, Treadmill - VC	Village Center	16,689	(16,689)				-
25	RES		Upgrades to the Grand Haven Room	Village Center	20,600		19,464		19,464	Shades, flooring, doors, and trim have been installed.
26			Grand Haven Room audio visual upgrade	Village Center		30,000	18,397		19,247	Final corrections in progress
27			Grand Haven Room window treatments/shades	Village Center		13,540	13,540		13,540	Installation complete
28	RES		Restaurant, Convection Oven, Dbl - Cafe Kitchen VC	Village Center	10,615		6,237		6,237	Delivered and installed
29	RES		Restaurant, Glass Washer - Cafe Bar VC	Village Center	4,777	(4,777)				Not completed in 2021, TBD
30	RES		Restaurant, Ice Bin w/Bottle Well - Cafe Bar VC	Village Center	2,706	(2,706)				Not completed in 2021, TBD
31	RES		Restaurant, Ice Machine - Cafe Kitchen VC	Village Center	6,076	(6,076)				Not completed in 2021, TBD
32	C		Expand Village Center Parking area	Village Center	199,820	(199,820)	-			Board directed to begin October 2021, RFP's being drafted
33	C		Wildfire Mitigation	District-wide	30,000		30,700		30,700	Firewise mowing FY2021 completed
34			Total capital projects for FY2021		1,027,702	(187,743)	672,471		372,011	
35										
36			FY2019/2020 Carryover Projects							
37			Village Center Fitness Center Enhancement	Village Center	-	8,947	8,947		8,947	Complete. Invoiced amount reflects amount completed in FY2021
38			Village Center Office Renovation	Village Center	-	2,538	2,538		2,538	Complete, open for staff use
39			Replace decking & railings - Front Street Pier	Unspecified	-	40,908	40,908		40,908	Complete. Invoiced amount reflects amount completed in FY2021
40			Replace decking & railings - Clubhouse Pier	Unspecified	-	5,391	5,391		5,391	Complete. Invoiced amount reflects amount completed in FY2021
41			Replace columns & railings - Front Street Park Gazebo	Unspecified	-	6,705	6,705		6,705	Complete. Invoiced amount reflects amount completed in FY2021
42			Replace Village Center walkway awning/ceiling-add gutters	Village Center	-	239,140	239,140		239,140	Complete including final walkthrough and inspection
43			- Replace 14 columns around pool area	Village Center	-	-	-		-	Complete including final walkthrough and inspection
44			- New stone caps on footings - split column wraps	Village Center	-	-	-		-	Complete including final walkthrough and inspection
45			Replace Village Center Breezeway/Entrance Ceiling	Village Center	-	-	-		-	Complete including final walkthrough and inspection
46			Office Technology Updates and Upgrades	Office	-	16,445	16,445		16,445	Installation complete
47			Village Center Fitness Center Flooring - clean and or replace	Village Center	-	6,999	6,999		6,999	Complete. Delivered and installed
48			Village Center Office/Fitness Center/Cafe Entry Doors & Trim	Village Center	-	20,431	20,431		4,128	Final inspection complete
49			New Tables and chairs for Cafe outdoor area	Village Center	-	7,198	7,198		7,198	Approved in FY2020, purchased in FY2021
50			Total Carryover Projects from prior year		\$ -	\$ 354,703	\$ 354,703	\$ -	\$ 331,202	
51			GRAND HAVEN Total		\$ 1,027,702.00	\$ 166,959.33	\$ 1,027,174.12	\$ -	\$ 703,212.54	

Type
C Critical
E Essential
R Request
RES Reserve Study

Priority Rank Rank the priority, beginning at #1 as the greatest priority

Budgeted cost	This amount is adopted at the public hearing. Board must approve projects
Approved cost	This amount is a refined/actual number based upon either estimates or proposals This could involve a contingency amount, usually a NTE amount.
Change \$ (+/-)	This is an amount above or below the approved amount. Sometimes referred to as a change order amount.
Invoiced Amount	This is the actual invoiced amount and should match the Approve/Change amount

\$ 1,027,702.00

EXHIBIT 3

RESOLUTION 2021-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Grand Haven Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 2, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Grand Haven Community Development District for the Fiscal Year Ending September 30, 2022”, as adopted by the Board of Supervisors on August 3, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Grand Haven Community Development District, for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, the sum of \$3,673,389.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>3,673,389</u>
TOTAL ALL FUNDS	\$ <u>3,673,389</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 2nd day of September, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE
GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
REVENUES					
Assessments Levied (net of allowable discounts):					
Assessment Levy - General Fund	\$ 2,965,210	\$ 3,201,888	\$ 3,515,552	\$ 3,609,266	\$ 93,714
Assessment Levy - Infrastructure Reinvestment	-	-	798,487	-	(798,487)
Assessment Levy - Escalante Fund (Statement 2)	-	-	8,281	8,281	-
Additional Revenues:					
Reuse water	26,667	26,798	21,000	23,166	2,166
Gate & amenity guest	7,461	12,503	8,000	8,000	-
Tennis	3,930	1,993	3,000	500	(2,500)
Room rentals	2,000	1,150	2,000	500	(1,500)
Interest and miscellaneous	70,759	23,676	5,500	23,676	18,176
Amenity activity share	32,583	-	-	-	-
Insurance proceeds	28,382	-	-	-	-
Grant	-	9,500	-	-	-
State reimbursement - Hurricane	190,235	290,976	-	-	-
TOTAL REVENUES	3,327,227	3,568,484	4,361,819	3,673,389	(688,430)
EXPENDITURES					
ADMINISTRATIVE					
Supervisors - regular meetings	9,600	11,200	12,000	12,000	-
Supervisor - workshops	9,600	6,200	10,000	9,000	(1,000)
District Management Services					
District management	36,881	37,987	39,127	39,125	(2)
Administrative	9,816	10,110	10,413	10,400	(13)
Accounting	20,245	20,852	21,478	21,475	(3)
Assessment roll preparation	8,934	9,202	9,478	9,450	(28)
Disclosure report	2,000	-	-	-	-
Arbitrage rebate calculation	750	750	-	-	-
Office supplies	834	646	500	1,000	500
Postage	3,410	1,685	3,000	3,000	-
Trustee	4,771	-	-	-	-
Audit	11,300	11,300	11,300	11,300	-
Legal - general counsel	88,286	116,262	92,000	103,000	11,000
Engineering	12,602	13,165	30,000	30,000	-
Legal advertising	6,387	3,528	3,500	5,200	1,700
Bank fees	1,498	1,438	1,500	1,500	-
Dues & licenses	175	175	175	175	-
Website hosting & development	705	705	1,800	1,515	(285)
ADA website compliance	139	199	210	210	-
Communications: e-blast	459	459	500	500	-
IT support	19,877	20,621	18,000	27,702	9,702
Property taxes	2,156	-	3,000	2,400	(600)
Tax collector	52,914	85,096	90,048	-	(90,048)
Contingencies	2,643	1,819	-	500	500
TOTAL ADMINISTRATIVE	305,982	353,399	358,029	289,452	(68,577)
INSURANCE					
Insurance: general liability & public officials	10,227	10,482	11,896	18,900	7,004
Insurance: property	58,904	60,463	65,117	78,435	13,318
Insurance: auto general liability	920	1,800	2,000	4,000	2,000
Flood insurance	3,000	3,100	4,700	3,600	(1,100)
TOTAL INSURANCE	73,051	75,845	83,713	104,935	21,222

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
UTILITIES					
Electric					
Electric services - #12316, 85596, 65378	5,138	5,147	4,300	5,200	900
Electric- Village Center - #18308	31,015	22,689	31,500	31,500	-
Electric - Creekside - #87064, 70333	21,333	17,919	21,500	21,500	-
Street lights ¹	20,289	20,320	20,000	20,000	-
Propane - spas/café	39,225	25,135	38,750	40,600	1,850
Garbage - amenity facilities	10,460	12,323	11,000	15,200	4,200
Water/sewer					
Water services ²	122,640	132,639	98,750	115,000	16,250
Water - Village Center - #324043-44997	11,005	12,301	13,500	13,500	-
Water - Creekside - #324043-45080	6,986	6,285	10,000	7,300	(2,700)
Pump house shared facility	34,788	39,219	15,500	15,500	-
TOTAL UTILITIES	302,879	293,977	264,800	285,300	20,500
FIELD OPERATIONS					
Stormwater system					
Aquatic contract	47,688	48,781	44,615	51,438	6,823
Aquatic contract: lake watch	3,996	3,122	4,076	4,076	-
Aquatic contract: aeration maintenance	-	-	4,000	4,000	-
Lake bank spraying	4,371	1,457	6,128	6,128	-
Stormwater system repairs & maintenance	-	-	15,000	15,000	-
Property maintenance					
Horticultural consultant	9,600	10,000	9,600	9,600	-
Landscape enhancement	7,120	147,541	112,220	50,000	(62,220)
Landscape repairs & replacement	58,502	17,695	20,000	20,000	-
Landscape maintenance contract services	530,841	548,503	574,328	585,814	11,486
Landscape maintenance: croquet	28,400	31,600	50,800	50,800	-
Tree maintenance (Oak tree pruning)	78,200	-	35,000	35,000	-
Optional flower rotation	-	17,550	20,000	20,000	-
Irrigation repairs & replacement	17,931	33,523	20,000	22,000	2,000
Roads & bridges repairs	-	-	15,000	15,000	-
Sidewalk repairs & replacement	28,203	47,671	20,000	-	(20,000)
Street light maintenance	1,824	2,447	15,000	15,000	-
Vehicle repairs & maintenance	1,038	1,551	5,000	5,000	-
Office supplies: field operations	18,687	17,642	12,000	14,000	2,000
Holiday lights	9,414	8,427	9,000	9,000	-
CERT operations	271	478	500	500	-
Community maintenance	145,926	110,674	110,000	110,000	-
Storm clean-up	16,972	5,584	20,000	26,000	6,000
Miscellaneous contingency	873	3,797	4,000	5,000	1,000
TOTAL FIELD OPERATIONS	1,009,857	1,058,043	1,126,267	1,073,356	(52,911)
STAFF SUPPORT					
Payroll	355,163	381,818	520,345	607,333	86,988
Merit pay/bonus	7,335	18,026	20,000	25,000	5,000
Payroll taxes	27,997	30,986	67,905	79,257	11,352
Health insurance	40,483	50,156	65,000	106,000	41,000
Insurance: workers' compensation	27,637	26,002	26,500	30,000	3,500
Payroll services	3,616	3,708	4,100	6,250	2,150
Mileage reimbursement			2,750	2,750	-
Vehicle Allowance			6,000	14,000	8,000
TOTAL STAFF SUPPORT	462,231	510,696	712,600	870,590	157,990

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
AMENITY OPERATIONS					
Amenity Management	539,020	516,762	552,000	592,786	40,786
A/C maintenance and service	50	2,235	3,750	3,900	150
Fitness equipment service	9,229	3,559	7,500	7,500	-
Cable/internet	14,356	14,800	14,500	14,700	200
Music licensing	3,203	3,321	3,350	3,520	170
Village center telephone, fax	4,313	4,435	10,000	4,800	(5,200)
Creekside telephone, fax	9,066	10,850	10,000	11,600	1,600
Pool/spa permits	875	875	875	875	-
Pool chemicals	14,174	14,332	13,176	15,500	2,324
Pest control	3,142	2,904	3,050	3,900	850
Amenity maintenance	107,499	147,527	110,000	110,000	-
Special events	7,723	3,282	10,000	10,000	-
TOTAL AMENITY	712,650	724,882	738,201	779,081	40,880
SECURITY					
Gate access control staffing	150,418	181,906	198,373	204,375	6,002
Additional guards	7,609	-	15,000	8,000	(7,000)
Guardhouse facility maintenance	7,776	13,348	21,000	16,000	(5,000)
Gate communication devices	19,579	21,735	20,000	21,000	1,000
Gate operating supplies	13,901	15,040	22,000	16,000	(6,000)
Fire & security system	2,949	3,940	3,350	5,300	1,950
TOTAL SECURITY	202,232	235,969	279,723	270,675	(9,048)
INFRASTRUCTURE REINVESTMENT (SRF)					
General infrastructure replacement/repair	612,432	771,081	1,027,702	-	(1,027,702)
TOTAL INFRASTRUCTURE REINVESTMENT (SRF)	612,432	771,081	1,027,702	-	(1,027,702)
TOTAL EXPENDITURES	3,681,314	4,023,892	4,591,035	3,673,389	(917,646)
OTHER FINANCING SOURCES & USES					
Transfer of Fund Balance to Special Revenue Fund (SRF)	-	-	-	(1,721,111)	1,721,111
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(354,087)	(455,408)	(229,216)	(1,721,111)	1,491,895
FUND BALANCE					
Fund Balance - Beginning	-	-	3,327,233	3,728,739	401,506
Net Change in Fund Balance	-	-	(229,216)	(1,721,111)	(1,491,895)
Fund Balance - Ending			3,098,017	2,007,628	(1,090,389)
Analysis of Fund Balance:					
Committed: Disaster	-	-	981,211	750,000	
Committed: Future Capital Improvements	-	-	940,000	-	
Assigned: 3 Months Operating Capital	-	-	890,833	945,505	
Unassigned	-	-	285,973	312,123	
TOTAL FUND BALANCE	-	-	3,098,017	2,007,628	

**STATEMENT 2
GRAND HAVEN CDD
ESCALANTE FUND
FISCAL YEAR 2022**

Escalante, LLC (Golf Course) Assessment Detail

Landscape	\$ 2,044
Water	306
Irrigation repairs	133
Property taxes on 2 District parking lot parcels	3,600
Maintenance: pump house equipment	675
Share of Property Insurance for Marlin Dr pumphouse	538
Golf course share of CDD parking lot reuse water fee	404
Aquatic service contract: Marlin Drive reuse pond	581
Total Assessment, net⁽¹⁾	<u><u>\$ 8,281</u></u>

Footnote:

(1) Total Amount to be direct billed by the District to Escalante, LLC

Contractor	Service	Coverage From	Coverage To	Amount	Payment Terms
Solitude Mgmt.	Waterway Mgmt - 0225-6	10/1/2020	10/1/2021	\$3,935.75	Monthly
Solitude Mgmt.	Lakewatch - 0851-6	10/1/2020	10/1/2021	\$333.00	Monthly
Solitude Mgmt.	Aeration 5290-8 (Ponds 4 & 36)	10/1/2020	10/1/2021	\$608.00	Semi-Annually
Waste Management	Creekside	4/1/2021	4/1/2024	\$551.00	Monthly
Waste Management	Village Center	4/1/2021	4/1/2024	\$225.40	Monthly
Sprint	Cell Phones	4/1/2020	4/1/2022	\$606.76	Monthly
Spectrum	South Gate WIFI for Gate	1/5/2021	1/5/2022	\$174.28	Monthly
Spectrum	Main Gate WIFI for Gate	1/5/2021	1/5/2022	\$129.26	Monthly
Spectrum	Wild Oaks WIFI for Gate	1/5/2021	1/5/2022	\$104.28	Monthly
Spectrum	Village Center TV	1/5/2021	1/5/2022	\$411.34	Monthly
Spectrum	Creekside TV	1/5/2021	1/5/2022	\$189.82	Monthly
Spectrum	Creekside Internet	1/5/2021	1/5/2022	\$214.00	Monthly
ATT (386-445-2376)	Landline	4/4/2019	-	\$470.00	Monthly
ATT(386-445-7774)	Landline	4/4/2019	-	\$180.00	Monthly
ATT(386-446-0940)	Landline	4/4/2019	-	\$200.00	Monthly
ATT(386-447-0206)	Landline	4/4/2019	-	\$200.00	Monthly
ATT(386-447-0244)	Landline	4/4/2019	-	\$470.00	Monthly
ATT(386-447-3959)	Landline	4/4/2019	-	\$170.00	Monthly
ATT(386-447-8191)	Landline	4/4/2019	-	\$210.00	Monthly
ATT (Hot Spot)	Hot Spot	4/4/2019	-	\$300.00	Monthly
Fonality	Creekside & Village Center Phone & Fax	1/4/2021	1/4/2022	\$545.46	Monthly
AlarmPro	Fire & Security - CAC Fitness/Office	1/1/2021	1/1/2022	\$144.00	Quarterly
AlarmPro	Fire & Security - VC Office/Fitness	1/1/2021	1/1/2022	\$204.00	Quarterly
Celera IT Services	IT	6/1/2021	5/31/2022	\$1,278.50	Monthly
Vector Security	Fire Alarm	9/4/2020	9/4/2021	\$86.95	Monthly
Massey	Creekside	10/1/2020	10/1/2021	\$45.00	Monthly
Massey	Shop Marlin Drive	10/1/2020	10/1/2021	\$50.00	Monthly
Bug Guard	North Gate	10/30/2020	10/30/2021	\$20.00	Monthly
Bug Guard	Main Gate	10/30/2020	10/30/2021	\$20.00	Monthly
Bug Guard	Termite Creekside	10/30/2020	10/30/2021	\$459.00	Annually
Bug Guard	Termite Village Center	10/30/2020	10/30/2021	\$1,050.00	Annually
Poolsure	Village center & Creekside Pools	12/31/2020	12/30/2021	\$1,196.28	Monthly
Amerigas	Propane - Tank 1	3/2/2021	3/1/2022	\$350.00	Monthly
Amerigas	Propane - Tank 2	3/2/2021	3/1/2022	\$300.00	Monthly
Amerigas	Propane - Tank 3	3/2/2021	3/1/2022	\$300.00	Monthly
Precision Land Grading	Croquet Court Maintenance	6/1/2021	5/31/2022	\$50,799.96	Annually
Louise Leister	Horticulturalist	Continuing Svc. Agreement		\$9,600.00	Annually
Guard One	Security	4/1/2020	3/31/2021	\$198,373.00	Annually
Year 2	Security	4/1/2021	3/31/2022	\$204,375.00	Annually
Year 3	Security	4/1/2022	3/31/2023	\$210,478.00	Annually
Verdego	Landscape Maintenance	5/1/2020	9/30/2020	\$238,845.68	Annually
Year 2	Landscape Maintenance	10/1/2020	9/30/2021	\$574,327.32	Annually
Year 3	Landscape Maintenance	10/1/2021	9/30/2022	\$585,813.87	Annually
Vesta	Amenity Management/Programs	5/1/2021	9/30/2022	\$592,785.60	Annually
Year 2	Amenity Management/Programs	10/1/2022	9/30/2023	\$632,226.00	Annually
Year 3	Amenity Management/Programs	10/1/2023	9/30/2024	\$664,639.13	Annually
Opt. Year 4	Amenity Management/Programs	10/1/2024	9/30/2025	\$698,571.93	Annually

**STATEMENT 3
GRAND HAVEN CDD
SPECIAL REVENUE FUND (SRF) - INFRASTRUCTURE REINVESTMENT
FISCAL YEAR 2022**

	FY 2022 PROPOSED
REVENUES	
Assessment Levy: Infrastructure Reinvestment (net of allowance discount)	\$ 781,860
Interest & Miscellaneous	5,500
TOTAL REVENUES	787,360
EXPENDITURES	
Professional & Administrative	
Tax Collector	
Infrastructure Reinvestment	
General Infrastructure Replacement / Repair (Statement 4)	
General Infrastructure Replacement / Repair (Statement 4)	1,119,025
TOTAL EXPENDITURES	1,119,025
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(331,665)
OTHER FINANCING SOURCES & USES	
Transfer In	1,721,211
TOTAL OTHER FINANCING SOURCES & USES	1,721,211
NET CHANGE IN FUND BALANCE	1,389,546
FUND BALANCE	
Fund Balance - Beginning	-
Net Change in Fund Balance	1,389,546
Fund Balance Ending	1,389,546
Analysis of Fund Balance	
Committed: Future Capital Improvements	1,042,160
Assigned: 3 months working capital	347,387
FUND BALANCE - ENDING	\$ 1,389,546

**STATEMENT 4
GRAND HAVEN CDD
SPECIAL REVENUE FUND (SRF) - INFRASTRUCTURE REINVENSTMENT
FISCAL YEAR 2022**

Item	Priority	Description	Budgeted Cost
1	RES	Concrete Curbing Replacement Plan	100,000
2	C	Sidewalk Replacement Plan-materials only	50,000
3	E	Paving Project: The Crossings, Village Center North/South Parking Lots	272,000
5	R	Village Center North-Parking Lot Expansion - 1x cost to construct	250,000
6	R	Phase 3 Bathroom Renovation	150,000
7	E	Additonal Work Truck & Trailer	42,000
9	C	Planned-Pool Heater Replacements (4), Creekside	45,000
10	E	Planned-Street Light Replacement (10)	60,000
11	RES	High Speed Commercial Copier / Scanner / Printer-Replacement	11,425
13	E	Landscape Projects	50,000
14	C	Firewise Project	30,000
15		Total capital projects for FY2022	\$ 1,060,425
16			
18		Carry over projects from FY2021	
19	CF	Croquet Court Expansion - Cost for Shade Canopies	20,000.00
20	CF	Pickelball Expansion	30,000.00
22	CF	Rubber Tile Flooring-Creekside Fitness Center	8,600.00
23		⁽¹⁾ <i>Represents carry over projects from FY2021 paid via fund balance</i>	58,600.00
24			
26		Total Capital Projects for FY 2022	\$ 1,119,025

Priority
C Critical
E Essential
RES Reserve Study
R Requested
CF Carryforward

**Total approximate value of Capital Assets on Reserve Study = \$18,800,000*

**STATEMENT 5
GRAND HAVEN CDD
FY 2022 ASSESSMENT ALLOCATION**

TOTAL NET O&M ASSESSMENT	\$3,609,266		\$781,860	TOTAL NET INFRASTRUCTURE ASSESSMENT
COUNTY TAX COLLECTOR FEES 2%	\$76,793		\$16,635 2%	COUNTY TAX COLLECTOR FEES
EARLY PAYMENT DISCOUNT 4%	\$153,586		\$33,271 4%	EARLY PAYMENT DISCOUNT (GROSS)
TOTAL GROSS O&M ASSESSMENT	\$3,839,645		\$831,766	TOTAL GROSS INFRASTRUCTURE ASSESSMENT

	ASSESSMENT ALLOCATION			
	UNITS	ERU FACTOR	Total ERU's	ERU %
LOT TYPE				
SINGLE FAMILY	1895.00	1.00	1895.00	99.18%
GOLF COURSE	15.70	1.00	15.70	0.82%
	<u>1910.70</u>		<u>1910.70</u>	100.00%

TOTAL O&M ASSESSMENT
\$3,808,094.81
\$31,549.91
\$3,839,644.72

TOTAL INFRASTRUCTURE ASSESSMENT
\$824,931.40
\$6,834.52
\$831,765.92

PER UNIT ANNUAL ASSESSMENT		
O&M	INFRASTRUCTURE	TOTAL ⁽¹⁾
\$2,009.55	\$435.32	\$2,444.87
\$2,009.55	\$435.32	\$2,444.87

CHANGE IN ANNUAL ASSESSMENTS PER UNIT			
FY2021	O&M	SRF	Total
SINGLE FAMILY	\$1,916.59	\$435.32	\$2,351.91
FY2022	O&M	SRF	Total
SINGLE FAMILY	\$2,009.55	\$435.32	\$2,444.87
Difference	O&M	SRF	Total
\$ AMOUNT	\$92.96	\$0.00	\$92.96
PERCENTAGE	4.85%	0.00%	3.95%

⁽¹⁾ Annual assessments that will appear on the November, 2021 Flagler County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

⁽²⁾ Escalante Fund Assessments will be direct billed by the District to Escalante, LLC.

EXHIBIT 4

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Grand Haven Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Flagler County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Grand Haven Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Flagler County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Flagler County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Flagler County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "B"

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "B."

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Flagler County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "B."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Flagler County Tax Collector and shall be collected by Flagler County Tax Collector in the same manner and time as Flagler County taxes. The proceeds therefrom shall be paid to the Grand Haven Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the Flagler County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Flagler County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the

tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Grand Haven Community Development District.

PASSED AND ADOPTED this 2nd day of September, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE
GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
REVENUES					
Assessments Levied (net of allowable discounts):					
Assessment Levy - General Fund	\$ 2,965,210	\$ 3,201,888	\$ 3,515,552	\$ 3,609,266	\$ 93,714
Assessment Levy - Infrastructure Reinvestment	-	-	798,487	-	(798,487)
Assessment Levy - Escalante Fund (Statement 2)	-	-	8,281	8,281	-
Additional Revenues:					
Reuse water	26,667	26,798	21,000	23,166	2,166
Gate & amenity guest	7,461	12,503	8,000	8,000	-
Tennis	3,930	1,993	3,000	500	(2,500)
Room rentals	2,000	1,150	2,000	500	(1,500)
Interest and miscellaneous	70,759	23,676	5,500	23,676	18,176
Amenity activity share	32,583	-	-	-	-
Insurance proceeds	28,382	-	-	-	-
Grant	-	9,500	-	-	-
State reimbursement - Hurricane	190,235	290,976	-	-	-
TOTAL REVENUES	3,327,227	3,568,484	4,361,819	3,673,389	(688,430)
EXPENDITURES					
ADMINISTRATIVE					
Supervisors - regular meetings	9,600	11,200	12,000	12,000	-
Supervisor - workshops	9,600	6,200	10,000	9,000	(1,000)
District Management Services					
District management	36,881	37,987	39,127	39,125	(2)
Administrative	9,816	10,110	10,413	10,400	(13)
Accounting	20,245	20,852	21,478	21,475	(3)
Assessment roll preparation	8,934	9,202	9,478	9,450	(28)
Disclosure report	2,000	-	-	-	-
Arbitrage rebate calculation	750	750	-	-	-
Office supplies	834	646	500	1,000	500
Postage	3,410	1,685	3,000	3,000	-
Trustee	4,771	-	-	-	-
Audit	11,300	11,300	11,300	11,300	-
Legal - general counsel	88,286	116,262	92,000	103,000	11,000
Engineering	12,602	13,165	30,000	30,000	-
Legal advertising	6,387	3,528	3,500	5,200	1,700
Bank fees	1,498	1,438	1,500	1,500	-
Dues & licenses	175	175	175	175	-
Website hosting & development	705	705	1,800	1,515	(285)
ADA website compliance	139	199	210	210	-
Communications: e-blast	459	459	500	500	-
IT support	19,877	20,621	18,000	27,702	9,702
Property taxes	2,156	-	3,000	2,400	(600)
Tax collector	52,914	85,096	90,048	-	(90,048)
Contingencies	2,643	1,819	-	500	500
TOTAL ADMINISTRATIVE	305,982	353,399	358,029	289,452	(68,577)
INSURANCE					
Insurance: general liability & public officials	10,227	10,482	11,896	18,900	7,004
Insurance: property	58,904	60,463	65,117	78,435	13,318
Insurance: auto general liability	920	1,800	2,000	4,000	2,000
Flood insurance	3,000	3,100	4,700	3,600	(1,100)
TOTAL INSURANCE	73,051	75,845	83,713	104,935	21,222

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
UTILITIES					
Electric					
Electric services - #12316, 85596, 65378	5,138	5,147	4,300	5,200	900
Electric- Village Center - #18308	31,015	22,689	31,500	31,500	-
Electric - Creekside - #87064, 70333	21,333	17,919	21,500	21,500	-
Street lights ¹	20,289	20,320	20,000	20,000	-
Propane - spas/café	39,225	25,135	38,750	40,600	1,850
Garbage - amenity facilities	10,460	12,323	11,000	15,200	4,200
Water/sewer					
Water services ²	122,640	132,639	98,750	115,000	16,250
Water - Village Center - #324043-44997	11,005	12,301	13,500	13,500	-
Water - Creekside - #324043-45080	6,986	6,285	10,000	7,300	(2,700)
Pump house shared facility	34,788	39,219	15,500	15,500	-
TOTAL UTILITIES	302,879	293,977	264,800	285,300	20,500
FIELD OPERATIONS					
Stormwater system					
Aquatic contract	47,688	48,781	44,615	51,438	6,823
Aquatic contract: lake watch	3,996	3,122	4,076	4,076	-
Aquatic contract: aeration maintenance	-	-	4,000	4,000	-
Lake bank spraying	4,371	1,457	6,128	6,128	-
Stormwater system repairs & maintenance	-	-	15,000	15,000	-
Property maintenance					
Horticultural consultant	9,600	10,000	9,600	9,600	-
Landscape enhancement	7,120	147,541	112,220	50,000	(62,220)
Landscape repairs & replacement	58,502	17,695	20,000	20,000	-
Landscape maintenance contract services	530,841	548,503	574,328	585,814	11,486
Landscape maintenance: croquet	28,400	31,600	50,800	50,800	-
Tree maintenance (Oak tree pruning)	78,200	-	35,000	35,000	-
Optional flower rotation	-	17,550	20,000	20,000	-
Irrigation repairs & replacement	17,931	33,523	20,000	22,000	2,000
Roads & bridges repairs	-	-	15,000	15,000	-
Sidewalk repairs & replacement	28,203	47,671	20,000	-	(20,000)
Street light maintenance	1,824	2,447	15,000	15,000	-
Vehicle repairs & maintenance	1,038	1,551	5,000	5,000	-
Office supplies: field operations	18,687	17,642	12,000	14,000	2,000
Holiday lights	9,414	8,427	9,000	9,000	-
CERT operations	271	478	500	500	-
Community maintenance	145,926	110,674	110,000	110,000	-
Storm clean-up	16,972	5,584	20,000	26,000	6,000
Miscellaneous contingency	873	3,797	4,000	5,000	1,000
TOTAL FIELD OPERATIONS	1,009,857	1,058,043	1,126,267	1,073,356	(52,911)
STAFF SUPPORT					
Payroll	355,163	381,818	520,345	607,333	86,988
Merit pay/bonus	7,335	18,026	20,000	25,000	5,000
Payroll taxes	27,997	30,986	67,905	79,257	11,352
Health insurance	40,483	50,156	65,000	106,000	41,000
Insurance: workers' compensation	27,637	26,002	26,500	30,000	3,500
Payroll services	3,616	3,708	4,100	6,250	2,150
Mileage reimbursement			2,750	2,750	-
Vehicle Allowance			6,000	14,000	8,000
TOTAL STAFF SUPPORT	462,231	510,696	712,600	870,590	157,990

**STATEMENT 1
GRAND HAVEN CDD
FY 2022 PROPOSED BUDGET GENERAL FUND O&M**

	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ADOPTED	FY 2022 PROPOSED	Variance 2021-2022
AMENITY OPERATIONS					
Amenity Management	539,020	516,762	552,000	592,786	40,786
A/C maintenance and service	50	2,235	3,750	3,900	150
Fitness equipment service	9,229	3,559	7,500	7,500	-
Cable/internet	14,356	14,800	14,500	14,700	200
Music licensing	3,203	3,321	3,350	3,520	170
Village center telephone, fax	4,313	4,435	10,000	4,800	(5,200)
Creekside telephone, fax	9,066	10,850	10,000	11,600	1,600
Pool/spa permits	875	875	875	875	-
Pool chemicals	14,174	14,332	13,176	15,500	2,324
Pest control	3,142	2,904	3,050	3,900	850
Amenity maintenance	107,499	147,527	110,000	110,000	-
Special events	7,723	3,282	10,000	10,000	-
TOTAL AMENITY	712,650	724,882	738,201	779,081	40,880
SECURITY					
Gate access control staffing	150,418	181,906	198,373	204,375	6,002
Additional guards	7,609	-	15,000	8,000	(7,000)
Guardhouse facility maintenance	7,776	13,348	21,000	16,000	(5,000)
Gate communication devices	19,579	21,735	20,000	21,000	1,000
Gate operating supplies	13,901	15,040	22,000	16,000	(6,000)
Fire & security system	2,949	3,940	3,350	5,300	1,950
TOTAL SECURITY	202,232	235,969	279,723	270,675	(9,048)
INFRASTRUCTURE REINVESTMENT (SRF)					
General infrastructure replacement/repair	612,432	771,081	1,027,702	-	(1,027,702)
TOTAL INFRASTRUCTURE REINVESTMENT (SRF)	612,432	771,081	1,027,702	-	(1,027,702)
TOTAL EXPENDITURES	3,681,314	4,023,892	4,591,035	3,673,389	(917,646)
OTHER FINANCING SOURCES & USES					
Transfer of Fund Balance to Special Revenue Fund (SRF)	-	-	-	(1,721,111)	1,721,111
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(354,087)	(455,408)	(229,216)	(1,721,111)	1,491,895
FUND BALANCE					
Fund Balance - Beginning	-	-	3,327,233	3,728,739	401,506
Net Change in Fund Balance	-	-	(229,216)	(1,721,111)	(1,491,895)
Fund Balance - Ending			3,098,017	2,007,628	(1,090,389)
Analysis of Fund Balance:					
Committed: Disaster	-	-	981,211	750,000	
Committed: Future Capital Improvements	-	-	940,000	-	
Assigned: 3 Months Operating Capital	-	-	890,833	945,505	
Unassigned	-	-	285,973	312,123	
TOTAL FUND BALANCE	-	-	3,098,017	2,007,628	

**STATEMENT 2
GRAND HAVEN CDD
ESCALANTE FUND
FISCAL YEAR 2022**

Escalante, LLC (Golf Course) Assessment Detail

Landscape	\$ 2,044
Water	306
Irrigation repairs	133
Property taxes on 2 District parking lot parcels	3,600
Maintenance: pump house equipment	675
Share of Property Insurance for Marlin Dr pumphouse	538
Golf course share of CDD parking lot reuse water fee	404
Aquatic service contract: Marlin Drive reuse pond	581
Total Assessment, net⁽¹⁾	<u><u>\$ 8,281</u></u>

Footnote:

(1) Total Amount to be direct billed by the District to Escalante, LLC

Contractor	Service	Coverage From	Coverage To	Amount	Payment Terms
Solitude Mgmt.	Waterway Mgmt - 0225-6	10/1/2020	10/1/2021	\$3,935.75	Monthly
Solitude Mgmt.	Lakewatch - 0851-6	10/1/2020	10/1/2021	\$333.00	Monthly
Solitude Mgmt.	Aeration 5290-8 (Ponds 4 & 36)	10/1/2020	10/1/2021	\$608.00	Semi-Annually
Waste Management	Creekside	4/1/2021	4/1/2024	\$551.00	Monthly
Waste Management	Village Center	4/1/2021	4/1/2024	\$225.40	Monthly
Sprint	Cell Phones	4/1/2020	4/1/2022	\$606.76	Monthly
Spectrum	South Gate WIFI for Gate	1/5/2021	1/5/2022	\$174.28	Monthly
Spectrum	Main Gate WIFI for Gate	1/5/2021	1/5/2022	\$129.26	Monthly
Spectrum	Wild Oaks WIFI for Gate	1/5/2021	1/5/2022	\$104.28	Monthly
Spectrum	Village Center TV	1/5/2021	1/5/2022	\$411.34	Monthly
Spectrum	Creekside TV	1/5/2021	1/5/2022	\$189.82	Monthly
Spectrum	Creekside Internet	1/5/2021	1/5/2022	\$214.00	Monthly
ATT (386-445-2376)	Landline	4/4/2019	-	\$470.00	Monthly
ATT(386-445-7774)	Landline	4/4/2019	-	\$180.00	Monthly
ATT(386-446-0940)	Landline	4/4/2019	-	\$200.00	Monthly
ATT(386-447-0206)	Landline	4/4/2019	-	\$200.00	Monthly
ATT(386-447-0244)	Landline	4/4/2019	-	\$470.00	Monthly
ATT(386-447-3959)	Landline	4/4/2019	-	\$170.00	Monthly
ATT(386-447-8191)	Landline	4/4/2019	-	\$210.00	Monthly
ATT (Hot Spot)	Hot Spot	4/4/2019	-	\$300.00	Monthly
Fonality	Creekside & Village Center Phone & Fax	1/4/2021	1/4/2022	\$545.46	Monthly
AlarmPro	Fire & Security - CAC Fitness/Office	1/1/2021	1/1/2022	\$144.00	Quarterly
AlarmPro	Fire & Security - VC Office/Fitness	1/1/2021	1/1/2022	\$204.00	Quarterly
Celera IT Services	IT	6/1/2021	5/31/2022	\$1,278.50	Monthly
Vector Security	Fire Alarm	9/4/2020	9/4/2021	\$86.95	Monthly
Massey	Creekside	10/1/2020	10/1/2021	\$45.00	Monthly
Massey	Shop Marlin Drive	10/1/2020	10/1/2021	\$50.00	Monthly
Bug Guard	North Gate	10/30/2020	10/30/2021	\$20.00	Monthly
Bug Guard	Main Gate	10/30/2020	10/30/2021	\$20.00	Monthly
Bug Guard	Termite Creekside	10/30/2020	10/30/2021	\$459.00	Annually
Bug Guard	Termite Village Center	10/30/2020	10/30/2021	\$1,050.00	Annually
Poolsure	Village center & Creekside Pools	12/31/2020	12/30/2021	\$1,196.28	Monthly
Amerigas	Propane - Tank 1	3/2/2021	3/1/2022	\$350.00	Monthly
Amerigas	Propane - Tank 2	3/2/2021	3/1/2022	\$300.00	Monthly
Amerigas	Propane - Tank 3	3/2/2021	3/1/2022	\$300.00	Monthly
Precision Land Grading	Croquet Court Maintenance	6/1/2021	5/31/2022	\$50,799.96	Annually
Louise Leister	Horticulturalist	Continuing Svc. Agreement		\$9,600.00	Annually
Guard One	Security	4/1/2020	3/31/2021	\$198,373.00	Annually
Year 2	Security	4/1/2021	3/31/2022	\$204,375.00	Annually
Year 3	Security	4/1/2022	3/31/2023	\$210,478.00	Annually
Verdego	Landscape Maintenance	5/1/2020	9/30/2020	\$238,845.68	Annually
Year 2	Landscape Maintenance	10/1/2020	9/30/2021	\$574,327.32	Annually
Year 3	Landscape Maintenance	10/1/2021	9/30/2022	\$585,813.87	Annually
Vesta	Amenity Management/Programs	5/1/2021	9/30/2022	\$592,785.60	Annually
Year 2	Amenity Management/Programs	10/1/2022	9/30/2023	\$632,226.00	Annually
Year 3	Amenity Management/Programs	10/1/2023	9/30/2024	\$664,639.13	Annually
Opt. Year 4	Amenity Management/Programs	10/1/2024	9/30/2025	\$698,571.93	Annually

**STATEMENT 3
GRAND HAVEN CDD
SPECIAL REVENUE FUND (SRF) - INFRASTRUCTURE REINVESTMENT
FISCAL YEAR 2022**

	FY 2022 PROPOSED
REVENUES	
Assessment Levy: Infrastructure Reinvestment (net of allowance discount)	\$ 781,860
Interest & Miscellaneous	5,500
TOTAL REVENUES	787,360
EXPENDITURES	
Professional & Administrative	
Tax Collector	
Infrastructure Reinvestment	
General Infrastructure Replacement / Repair (Statement 4)	
General Infrastructure Replacement / Repair (Statement 4)	1,119,025
TOTAL EXPENDITURES	1,119,025
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(331,665)
OTHER FINANCING SOURCES & USES	
Transfer In	1,721,211
TOTAL OTHER FINANCING SOURCES & USES	1,721,211
NET CHANGE IN FUND BALANCE	1,389,546
FUND BALANCE	
Fund Balance - Beginning	-
Net Change in Fund Balance	1,389,546
Fund Balance Ending	1,389,546
Analysis of Fund Balance	
Committed: Future Capital Improvements	1,042,160
Assigned: 3 months working capital	347,387
FUND BALANCE - ENDING	\$ 1,389,546

**STATEMENT 4
GRAND HAVEN CDD
SPECIAL REVENUE FUND (SRF) - INFRASTRUCTURE REINVENSTMENT
FISCAL YEAR 2022**

Item	Priority	Description	Budgeted Cost
1	RES	Concrete Curbing Replacement Plan	100,000
2	C	Sidewalk Replacement Plan-materials only	50,000
3	E	Paving Project: The Crossings, Village Center North/South Parking Lots	272,000
5	R	Village Center North-Parking Lot Expansion - 1x cost to construct	250,000
6	R	Phase 3 Bathroom Renovation	150,000
7	E	Additonal Work Truck & Trailer	42,000
9	C	Planned-Pool Heater Replacements (4), Creekside	45,000
10	E	Planned-Street Light Replacement (10)	60,000
11	RES	High Speed Commercial Copier / Scanner / Printer-Replacement	11,425
13	E	Landscape Projects	50,000
14	C	Firewise Project	30,000
15		Total capital projects for FY2022	\$ 1,060,425
16			
18		Carry over projects from FY2021	
19	CF	Croquet Court Expansion - Cost for Shade Canopies	20,000.00
20	CF	Pickelball Expansion	30,000.00
22	CF	Rubber Tile Flooring-Creekside Fitness Center	8,600.00
23		⁽¹⁾ <i>Represents carry over projects from FY2021 paid via fund balance</i>	58,600.00
24			
26		Total Capital Projects for FY 2022	\$ 1,119,025

Priority
C Critical
E Essential
RES Reserve Study
R Requested
CF Carryforward

**Total approximate value of Capital Assets on Reserve Study = \$18,800,000*

**STATEMENT 5
GRAND HAVEN CDD
FY 2022 ASSESSMENT ALLOCATION**

TOTAL NET O&M ASSESSMENT	\$3,609,266		\$781,860	TOTAL NET INFRASTRUCTURE ASSESSMENT
COUNTY TAX COLLECTOR FEES 2%	\$76,793		\$16,635 2%	COUNTY TAX COLLECTOR FEES
EARLY PAYMENT DISCOUNT 4%	\$153,586		\$33,271 4%	EARLY PAYMENT DISCOUNT (GROSS)
TOTAL GROSS O&M ASSESSMENT	\$3,839,645		\$831,766	TOTAL GROSS INFRASTRUCTURE ASSESSMENT

LOT TYPE	ASSESSMENT ALLOCATION			
	UNITS	ERU FACTOR	Total ERU's	ERU %
SINGLE FAMILY	1895.00	1.00	1895.00	99.18%
GOLF COURSE	15.70	1.00	15.70	0.82%
	<u>1910.70</u>		<u>1910.70</u>	<u>100.00%</u>

TOTAL O&M ASSESSMENT
\$3,808,094.81
\$31,549.91
\$3,839,644.72

TOTAL INFRASTRUCTURE ASSESSMENT
\$824,931.40
\$6,834.52
\$831,765.92

PER UNIT ANNUAL ASSESSMENT		
O&M	INFRASTRUCTURE	TOTAL ⁽¹⁾
\$2,009.55	\$435.32	\$2,444.87
\$2,009.55	\$435.32	\$2,444.87

CHANGE IN ANNUAL ASSESSMENTS PER UNIT			
FY2021	O&M	SRF	Total
SINGLE FAMILY	\$1,916.59	\$435.32	\$2,351.91
FY2022	O&M	SRF	Total
SINGLE FAMILY	\$2,009.55	\$435.32	\$2,444.87
Difference	O&M	SRF	Total
\$ AMOUNT	\$92.96	\$0.00	\$92.96
PERCENTAGE	4.85%	0.00%	3.95%

⁽¹⁾ Annual assessments that will appear on the November, 2021 Flagler County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

⁽²⁾ Escalante Fund Assessments will be direct billed by the District to Escalante, LLC.

EXHIBIT 5


GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT

**RULES, POLICIES AND FEES FOR
ALL AMENITY FACILITIES**

*Amended through September ~~19, 2019~~ 2021 by the Board of
Supervisors*

Adopted: ~~9/19/2019~~ 02/2021

Grand Haven Village Center Office
2001 Waterside Parkway
Palm Coast, Florida 32137
(386) 447-0192

Field Operations Manager's Office
2 North Village Parkway
Palm Coast, Florida 32137
(386) 447-1888

DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Village Center and the Creekside Athletic Club, together with their appurtenant facilities and areas, the Wild Oaks dog park facility and appurtenant common areas, the golf course parking areas owned by the District, together with any other such facilities referenced in these Rules. Amenity Facilities shall also include any other areas described in these Rules and the lakes/stormwater ponds owned by the District to the extent that they may be used for fishing purposes as described below. “Amenity Facility” shall mean any of the Amenity Facilities, individually.

“Amenity Facilities Policies” or “Policies” or “Rules” – shall mean these Amenity Facilities Policies of Grand Haven Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Village Center and the Creekside Athletic Club.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a Property Owner and wishes to become a Non-Resident Amenity Member. 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 Grand Haven Community Development District’s Board of Supervisors.

“Daily Guest” – shall mean any person or persons who are invited for the day by a Patron to participate in the use of the Amenity Facilities.

“Designated Parking Area” – shall mean the area designated for parking adjacent to a specific Amenity Facility, individually.

“District” – shall mean the Grand Haven Community Development District.

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

“Family” – shall mean no more than two persons over the age of eighteen (18) years, occupying a single dwelling unit and using common cooking facilities, together with their lineal descendants or adopted children, but for purposes of these Rules governing use of the Amenity Facilities, a Family shall not exceed two (2) persons for each bedroom contained in the originally permitted design for the dwelling unit owned or rented by the Family. Whenever these Rules refer to use of the Amenity Facilities by Registered Renters, a family shall consist only of those persons listed on a written lease agreement and their lineal descendants or adopted children, not

to exceed two (2) persons for each bedroom contained in the originally permitted design for the dwelling unit. Whenever these rules refer to use of the Amenity Facilities by a Non-Resident Amenity Membership, a Family shall not exceed five (5) persons in total.

“House Guest” – shall mean any person that is temporarily residing as a guest in a Property Owner’s or Registered Renter’s home overnight for one night or longer. A House Guest may not be a resident of Flagler County, Florida.

“Non-Resident” – shall mean any person or persons that do not own property within the District.

“Non-Resident Amenity Member” – 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 Property Owners, House Guests, Non-Resident Amenity Members, and Registered Renters/Leaseholders, each of whom is eighteen (18) years of age and older.

“Property Owner” – shall mean any person or family owning property within the Grand Haven Community Development District. For purposes of this definition and these Rules, “owning property within the Grand Haven Community Development District” shall refer to those residential properties that are contained within the jurisdictional boundaries established by ordinance for the Grand Haven Community Development District and which are contained within the “benefitted properties” being assessed annually for the District’s Operation and Maintenance Special Assessments levied pursuant to Fla. Stat. §190.021(3).

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

“Registered Renter” -- a tenant to whom a Property Owner has assigned the beneficial rights to use the Amenity Facilities pursuant to these Rules.

PHOTO IDENTIFICATION CARDS

Photo ID Cards, or other forms of identification or access control established by the Board of Supervisors from time to time, will be issued to all members of each Property Owner’s household as well as all Registered Renters and Non-Resident Amenity Members; this includes children thirteen (13) years of age and older. There is a charge, as established by the Board of Supervisors from time to time, to replace lost or stolen cards. The District may, from time to time, provide for the use of electronic devices intended to admit entry to the perimeter vehicle entry points by remote means (the “Gate Access Device” or “GAD”). Possession and use of a GAD is a privilege, not a right associated with Property ownership or other form of membership, and is subject to policies as they may be established by the Board of Supervisors, from time to time. It is a condition for the use of the Amenity Facilities that a Property Owner, Registered

Renter or Non-Resident Amenity Member shall have complied with registration and access control policies established by the Board of Supervisors.

Notwithstanding the foregoing, or any other provision in these Rules, the Village Center Cafe shall be available for use by paying customers who are accompanied by a Property Owner, Registered Renter or Non-Resident Amenity Member but who are not themselves Property Owners, Registered Renters or Non-Resident Amenity Members (a "Cafe Guest") without the necessity of obtaining a Photo ID Card or paying a Daily Guest Fee. Any Cafe Guest is still bound to follow the provisions of these Rules that do not relate to Photo ID Cards or fees, including specifically the rules relating to conduct within the Amenity Facilities. A Cafe Guest shall not be permitted in or utilize portions of the Amenities other than the Cafe and restrooms without complying with other provisions of these Rules relating to Daily Guests. The Board of Supervisors shall have the authority to adopt and amend policies, from time to time, to prevent Village Center Cafe users from circumventing the intent of the access provisions contained herein.

GRAND HAVEN ANNUAL USER FEE

The Annual User Fee for any person or Family not owning real property within the District is ~~\$2,500~~\$3,000.00 per year. This payment must be paid in full at the time of completion of the Non-Resident Amenity Member application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Failure to pay the annual membership fee shall result in a termination of the use rights provided for herein. 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 the amenity facilities; such increase may not exceed ten percent (10%) per year, except to the extent that a greater increase is adopted pursuant to Fla. Stat. §190.035(2). This membership is not available for commercial purposes.

HOUSE GUESTS AND DAILY GUESTS

- (1) House Guests and Daily Guests must register with the office of the Amenity Manager. The Property Owner or Registered Renter inviting the House Guest or Daily Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office (example: out of state property owners and seasonal residents). A daily usage fee of ten dollars (\$10.00) per Daily Guest must be paid by Property Owner or Registered Renter upon guest registration.
- (2) Property Owners or Registered Renters who have registered a House Guests or Daily Guests are responsible for any and all actions taken by such House Guest or Daily Guest. Violation by a House Guest or Daily Guest on any of these Policies as set forth by the District could result in loss of that Property Owner or Registered Renter's privileges and membership.

RENTER’S PRIVILEGES

- (1) Property Owners who rent out or lease out their unit(s) in the District shall have the right to designate the Renter (hereafter, the “Registered Renter”) of their residential unit(s) as the beneficial users of the Property Owner’s membership privileges for purposes of Amenity Facilities use. The District shall adopt and enforce procedures to provide for the written assignment of the membership privileges between the Property Owner and the Renter which shall, among other things, identify the persons who will occupy the residence and be entitled to exercise the membership privileges, require submission of a copy of the lease or rental agreement and adequate identification of those persons to the District and discontinue the use rights of such Property Owners during the term of any assignment of membership privileges.
- (2) In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. A Renter who is designated as the beneficial user of the Property Owner’s membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and is further identified as a Registered Renter.
- (3) During the period when a Registered Renter is designated as the beneficial user of the membership, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that membership. Any identification cards or other devices permitting access to the Amenity Facilities and any GAD must be surrendered to the District and may be deactivated by the District.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the deportment of their respective Renter.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

FACILITY USAGE FEES

- (1) A Daily Usage Fee as established by the Board of Supervisors from time to time will be charged to all Daily Guests using any of the Amenity Facilities for the day. The right to the use of the Amenity Facilities is only good for the day on which the fee is paid. This Daily Usage Fee entitles such Daily Guest to the access and use of all Amenity Facilities within the rules and regulations established by the Board.
- (2) The Daily Usage Fee may be increased, not more than once per year, by action of the Board, to reflect increased cost of operation of the Amenity Facilities. Such increase may not exceed ten percent (10%) per year.

- (3) The Daily Usage Fee will be collected by the Amenity Manager, on behalf of the District, for all Amenity Facilities. The Daily Usage Fee shall be fully non-refundable after receipt by the Amenity Manager.
- (4) Special events, tournaments or league play, and fees for the same, must be previously approved by the Board prior to the date of such event. A list of Daily Guest participants must be provided to the Amenity Manager and all fees must be collected prior to holding the event. All District rules apply to all participants.
- (5) The Board of Supervisors may adopt and define policies, from time to time, that permit limited passive use of certain of the Amenity Facilities for strictly social and passive purposes with a reduced daily usage fee (the "Limited Daily Usage Fee"). The Limited Daily Usage Fee shall not permit access to recreational facilities, but is intended for social gatherings and the like. The Board shall by resolution adopt any such policies, set the Limited Daily Usage Fee, establish restrictions and amend such policies, fees and restrictions from time to time.

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, and will notify the Patrons of any changes. 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.
- (2) Children under thirteen (13) years of age must be accompanied at all times by a parent or adult Patron over eighteen (18) years of age.
- (3) All hours of operation of Amenity Facilities will be established and published by the District. The Amenity Facilities will be closed on the following holidays: Thanksgiving Day, Christmas Day and New Year's Day. In addition; only the Village Center Café will be closed on Easter Sunday. The Amenity Facilities may also close early on Christmas Eve and New Year's Eve.
- (4) Dogs and all other pets (with the exception of Seeing Eye and/or Service dogs) are not permitted at the Amenity Facilities excluding the Wild Oaks Estates Dog Park. In the event a special event is held, as previously approved by the Board, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents.

It is the owners' responsibility to ensure that all dogs are healthy, vaccinated and collared with identification.

- (5) Parking is available at the Village Center and Creekside during normal operating hours for Patrons and Daily Guests using the amenities at these locations and as specifically permitted by the Operations Manager. It is a violation of these Rules to park in the Designated Parking Area of an Amenity Facility, *except* while actively using that specific Amenity Facility or an Amenity adjacent to it. This prohibition includes all parking in a Designated Parking Area when the adjacent Amenity Facility is closed. Overnight and Daily Guest and House Guest overflow parking is not permitted without written permission of the Operations Manager. Vehicles may not be parked in any space not designated as a parking space, on grass lawns, or in any way which blocks another vehicle or the normal flow of traffic. Vehicles in violation of ~~the policy~~ these Rules are subject to being towed. Patrons violating these Rules may be subject to suspension or termination of Amenity Privileges as set forth below (see section entitled “Restriction or Suspension of District Privileges”).
- (6) Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
- (7) Only District employees are allowed in the service areas of the Amenity Facilities.
- (8) Patrons, House Guests and Daily Guests must present their ID cards or guest passes when requested by staff at any Amenity Facility.
- (9) The Board of Supervisors (as an entity), the Operations Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
- (10) All lost or stolen ID cards should be reported immediately to the Amenity Manager’s office. A fee as established by the Board of Supervisors from time to time will be assessed for any replacement cards.
- (11) Smoking is not permitted at any of the Grand Haven Amenity Facilities except within designated smoking areas.
- (12) House Guests must be registered and accompanied by a Patron before entering the Amenity Facilities. Once registered, House Guests may enter unaccompanied by Patron.
- (13) Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
- (14) Glass and other breakable items are not permitted at any Amenity Facility.
- (15) Patrons, House Guests and Daily Guests shall treat all staff members with courtesy and respect.
- (16) Off-road bikes/vehicles are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

- (17) The District will not offer childcare services to Patrons, House Guests and Daily Guests at any of the Amenity Facilities.
- (18) Skateboarding and rollerblading are not allowed on the Amenity Facilities property at any time. This includes, but is not limited to, the Village Center, Creekside Athletic Club, tennis courts, basketball courts, athletic fields, playground area, and sidewalks surrounding these areas.
- (19) Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Amenity Manager.
- (20) All food and beverages consumed at the Village Center facilities must be provided by the Village Center per the District's contract with the Amenity Manager.
- (21) Except as specifically prohibited herein, alcoholic beverages may be sold, served and consumed on the Amenity Facility premises in accordance with state and local laws. Alcoholic beverages may only be sold to adults twenty-one (21) years of age or older, and shall not be sold for off-premises consumption. All alcoholic beverages consumed or possessed on the Amenity Facilities premises must be purchased at the Amenity Facilities, except as otherwise provided by the Amenity Manager. The Amenity Manager reserves the right to refuse service to any Patron, House Guests or Daily Guests when that person appears to be intoxicated.
- (22) 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.
- (23) 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 which involve, in any way, the provision of goods or services for compensation.
- (24) Firearms or any other weapons are not permitted in any of the Amenity Facilities, except to the extent that state and federal law limits the right of the District to impose restrictions against firearms.
- (25) The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve 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 and programs, and children's programs, 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.

- (26) 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.
- (27) All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (28) Bicycles and scooters must be parked in bike racks provided at all Amenity Facilities. Do not park or chain bicycles or scooters to entry gates, breeze way gates, light poles or parking lot signs. Bicycles, scooters, hoverboards and the like should not be ridden or left in walkways, breeze ways or on pool decks at any time. In the event that these items are found parked around the facilities in an area other than at the bike racks, they will be collected by the staff and taken to the Amenity Manager's office. The District Board may from time to time, by resolution, prescribe an administrative and storage fee for items which are removed and stored because of violations of this rule.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- (1) Each Patron, House Guests and Daily Guests, as a condition of invitation to the Amenity Facilities, assumes 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, whether in lockers or elsewhere.
- (2) No person shall remove from the room in which it is placed, or from any Amenity Facility, any property or furniture belonging to the District or its contractors without proper authorization from the Amenity Manager or the Board. 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, House Guests and Daily Guests 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 caused by a Patron, House Guests and Daily Guests or family member(s).
- (3) Any Patron, House Guests and Daily 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, contractors 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 House Guests and Daily Guests or family member of such Patron.
- (4) Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, or any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities' operators, officers, employees, representatives, contractors or agents, said party bringing suit shall be liable to the prevailing party (i.e. the District, etc.) for all costs and expenses incurred by it in the defense of such suit, including court costs and attorney's fees through all appellate proceedings.

GENERAL GRAND HAVEN AMENITY FACILITY USAGE POLICY

All Patrons, House Guests and Daily Guests using the Amenity Facilities must sign in to indicate amenity usage or activity.

All Patrons, House Guests and Daily 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, House Guests and Daily Guests

Hours: The District Amenity Facilities and Designated Parking Areas are open and available for use by Patrons ("Open") during normal operating hours to be established and posted by the District. At all other times the District Amenity Facilities and Designated Parking Areas, including without limitation, the Creekside building and pool, the Village Center building pool, are closed and unavailable for use by Patrons ("Closed"). An Amenity Facility which is secured by a gate or fence shall be Closed when the gate or fence is in a closed position and secured by a lock or similar device. An Amenity Facility which is not secured by a gate or fence (including, without limitation, basketball courts, soccer fields and the Wild Oaks dog park) are Closed from thirty (30) minutes after sunset until sunrise. An Amenity Facility may also be Closed when it is in need of repair or maintenance work, which takes precedence over the use of the Amenity Facility or other scheduled activities. It is a violation of these Rules to use an Amenity Facility or Designated Parking Area when it is Closed. Patrons violating these Rules may be subject to suspension or termination of Amenity Privileges as set forth below (see section entitled "Restriction or Suspension of District Privileges").

Parking: Patrons must comply with the District's parking policies as set forth in paragraph (5) of the General Facility Provisions, above.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Amenity Manager (386) 447-0192 or Operations Manager (386) 447-1888 and to the office of the District Manager (877) 276-0889.

District Equipment: All equipment owned by the District and available for use by Patrons, House Guests and Daily Guests must be signed out at the Amenity Manager's office, and the Amenity Manager shall retain that Patron's ID card as security for the return of the equipment. The Patron who signs out the equipment is responsible for its use and return as signed out. Should the equipment be returned damaged, missing pieces or in worse condition than when it was signed out, that Patron, House Guests and Daily Guests will be responsible to the District for any cost associated with repair or replacement of the equipment.

Alcoholic Beverage Policy: All alcoholic beverages consumed at the Village Center must be furnished by the Village Center. Alcoholic beverages may be sold, served, and consumed on the premises in accordance with state and local laws.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons, House Guests and Daily Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

- (1) All Patrons, House Guests and Daily Guests must present their ID Cards or guest passes when requested by staff. At any given time, a Property Owner may accompany up to four (4) Daily Guests to the swimming pool.
- (2) Children under thirteen (13) years of age must be accompanied at all times by a parent or adult Patron during usage of the pool facility.
- (3) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (4) Hanging on the lane lines, interfering with the lap-swimming lane, and diving are prohibited.
- (5) Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones.
- (6) Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of the Amenity Manager. Swimming after dusk is prohibited by the Florida Department of Health. Patrons, House Guests and Daily Guests swim at their own risk and must adhere to swimming pool rules at all times.
- (7) Showers are required before entering the pool.
- (8) Alcohol and food not purchased at the Amenity Facilities are prohibited poolside. Glass containers are prohibited.
- (9) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

- (10) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with staff approval prior to use. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern.
- (11) Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
- (12) Pets (except Seeing Eye and/or Service dogs), bicycles, skateboards, roller blades, scooters, golf carts, hoverboards and the like are not permitted on the pool deck area inside any Amenity Center gates at any time.
- (13) The Amenity Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
- (14) Any person swimming during non-posted swimming hours may be suspended from using the facility.
- (15) Proper swim attire (no cutoffs) must be worn in the pool.
- (16) No chewing gum is permitted in the pool or on the pool deck area.
- (17) For the comfort of others, the changing of diapers or clothes is not allowed poolside.
- (18) No one shall pollute the pool. Anyone who pollutes the pool is liable for any costs incurred in treating and reopening the pool.
- (19) Radio controlled vehicles, air and/or water craft and drones are not allowed in the pool area.
- (20) Pool entrances must be kept clear at all times.
- (21) No swinging on ladders, fences, or railings is allowed.
- (22) Pool furniture is not to be removed from the pool area.
- (23) Loud, profane, or abusive language is absolutely prohibited.
- (24) No physical or verbal abuse will be tolerated.
- (25) Tobacco products are not allowed in the pool/spa area.
- (26) Illegal drugs are not permitted.

- (27) The District is not responsible for lost or stolen items.
- (28) Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
- (29) Lane markers will be in place for lap swimmers from 7:30 a.m. until 9:30 a.m. Monday through Friday at the Village Center pool.
- (30) The Village Center pool, spa and deck area may not be rented at anytime; however, access may be limited at certain times for various District functions, as approved by the Board. In such situations, the Creekside pool facility will remain open to Patrons, House Guests and Daily Guests.
- (31) Chair lifts or other ADA-compliant devices are restricted for the use of persons requiring such devices.
- (32) Washing or soaking bathing suits or articles of clothing in the hand sinks is strictly prohibited.
- (33) Personal grooming of any kind is prohibited in pools.

SPA RULES

NO LIFEGUARD ON DUTY -- USE AT YOUR OWN RISK

- (1) All previous safety issues under pool rules apply.
- (2) No one less than thirteen (13) years of age allowed in spa.
- (3) Maximum capacity: Eight (8) people.
- (4) No food or drinks are allowed to be consumed while in the pool/spa.
- (5) Chair lifts or other ADA-compliant devices are restricted for the use of persons requiring such devices
- (6) Personal grooming of any kind is prohibited in the spas.

SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at their discretion.

SWIMMING POOL: FECAL ACCIDENT POLICY

- (1) If contamination occurs, the pool will be closed for twelve (12) hours so that remedial measures may be taken to ensure safe swimming conditions.
- (2) Parents should take their children to the restroom before entering the pool.
- (3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

FITNESS CENTER POLICIES

Eligible Users: Patrons, House Guests and Daily Guests eighteen (18) years of age and older are permitted to use the District fitness centers during designated operating hours. No children under the age of eighteen (18) are allowed in the District fitness centers.

Eligible Youth Users: Children between the ages of fifteen (15) and eighteen (18) years of age shall be permitted to use the District fitness centers in strict compliance with the following requirements:

- (1) The child must be accompanied at all times and supervised by a parent, or other responsible adult 21 years of age or older who has been identified in a written permission form executed by the parent of the child. The parent or responsible adult must be present continuously while the child is using the fitness center.
- (2) The child and his parent or legal guardian shall sign a release form acceptable to the District: (a) holding the District harmless from injury or other harm as a result of the child's use of the fitness center; (b) acknowledging the requirements of this rule; (c) certifying that the child has had a physical exam within a year that released him for participation in athletics, and (d) taking full responsibility for the qualifications and actions of the Personal Fitness Trainer.

Food and Beverage: Food (including chewing gum) is not permitted within the District fitness centers. Beverages, however, are permitted in the District fitness centers if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the District fitness centers.

- (1) Appropriate attire and footwear (covering the entire foot) must be worn at all times in the District fitness centers. Appropriate attire includes t-shirts, tank tops, shorts, leotards, and/or sweat suits (no swimsuits).
- (2) Each individual is responsible for wiping off fitness equipment after use.
- (3) Use of personal trainers is permitted in the District fitness centers per approval of the Amenity Manager.

- (4) Hand chalk is not permitted to be used in the District fitness centers.
- (5) Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- (6) No bags, gear, or jackets are permitted on the floor of the District Fitness Centers or on the fitness equipment. Lockers are available on a daily basis in the bath houses for storage of personal items.
- (7) Weights or other fitness equipment may not be removed from the District fitness centers.
- (8) Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- (9) Please be respectful of others. Allow other Patrons, House Guests and Daily Guests to also use equipment, especially the cardiovascular equipment.
- (10) Please replace weights to their proper location after use.
- (11) Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
- (12) Any fitness program operated, established and run by the Amenity Manager may have priority over other users of the District fitness centers.

EQUIPMENT CHECK-OUT AND LOCKER POLICY

In order to check-out any available athletic equipment owned by the district (i.e. basketballs, tennis racquets, etc.) or temporarily reserve a bath-house locker for personal use, all Property Owners, Registered Renters and Non-Resident Amenity Members must tender their Grand Haven Photo ID card at the Village Center office at the time of check-out. In lieu of a Grand Haven Photo ID card, all other Patrons, other than a Property Owner, Registered Renter or Non-Resident Amenity member, who wish to check-out equipment or reserve a locker must tender a state identification card (i.e. driver's license), and that Patron must be properly identified and registered at the Village Center office by their accompanying Property Owner, Registered Renter or Non-Resident Amenity Member. Upon return of the checked-out equipment or locker key, the Photo ID card or state identification card, as applicable, shall be returned to the Patron. Any Patron signing out any equipment is solely responsible for damaged or missing items.

GRAND HAVEN RECREATION FACILITY RESERVATION POLICY

Reservation Policy:

- Staff will take reservations up to two (2) days in advance for the following amenities: tennis, volleyball, basketball, bocce, horseshoes, pickleball, Petanque, croquet and

shuffleboard. Reservations are on a first come, first served basis and can be made either two (2) days prior in person at the Village Center or via telephone, after in-person period has expired up to actual play time by calling the **Reservation Line at (386) 447-0563**. Staff will not accept voice messages left with the Village Center Office as a reservation. You must speak to a staff member either on the phone or in person to confirm your reservation.

- The first and last names of all participants who will be utilizing the reserved facility must accompany the reservation.
- A Patron may only reserve one (1) court or playing field at any one scheduled time. Single player croquet reservations accepted at Village Center Court only.
- Reservations will be accepted by staff during specific times posted at the Village Center Office and are on a first come, first served basis. Times scheduled for reservations acceptance are subject to change based on recommendation by the Amenity Center Manager with approval by the Operations Manager or District Manager.
- Reservations are available for up to 1.5 hour increments for all facilities listed in the reservation policy.
- Please call The Village Center Office if you cannot make your scheduled reservation so we can re-assign the reservation time slot.
- Late arrivals or no shows: we will hold your reservation for 15 minutes past your scheduled start time before re-assigning the reservation time slot.
- At the discretion of the Amenity Director, and the approval of the Field Operations Manager and the GHCDD Board of Supervisors, certain reservation play day/times may be block-scheduled on a recurring basis to accommodate organized play groups of GH residents. These policies are subject to change at any time pursuant to action by the Board of Supervisors at a duly noticed CDD Board Meeting.

TENNIS FACILITY POLICIES

When not subject to a reservation, the tennis courts are available on a first come, first serve basis. It is recommended that Patrons desiring to use the tennis courts check with the staff to verify availability. Use of a tennis court is limited to one and a half (1.5) hours when others are waiting, unless the court is used pursuant to a reservation discussed above. If no one is waiting, play may continue.

As a courtesy to other patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

- (1) Tennis equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Proper tennis etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

- (3) Proper tennis shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
- (4) Tennis courts are for Patrons, House Guests and Daily Guests only. Patrons may invite House Guests and Daily Guests for play, but shall accompany their House Guests and Daily Guests and register them properly. The limit is three (3) House Guests and Daily Guests to a single court.
- (5) No jumping over nets.
- (6) Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- (7) Court hazards or damages, such as popped line nails, need to be reported to the Amenity Manager for repair.
- (8) Residents using the tennis facility must supply their own equipment (rackets, balls, etc.).
- (9) The tennis facility is for the play of tennis only. Pets, roller blades, bikes, skates, skateboards, scooters, hoverboards and the like are prohibited at the tennis facility.
- (10) Beverages are permitted at the tennis facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
- (11) No chairs, other than those provided by the District, are permitted on the tennis courts.
- (12) Lights at the tennis facility must be turned off after use.
- (13) Children under the age of thirteen (13) are not allowed to use the tennis facility unless accompanied by an adult Patron.
- (14) The tennis courts may be reserved by the District for District-sponsored events or functions.
- (15) If you find it necessary to “bump” other players when it is your turn to play:
 - a) Never attempt to enter someone else’s court before your reservation time.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that you have a reservation time.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.

- e) If you are bumped from a court and wish to continue play, please notify the Village Center office staff and they will do their best to get you on the next available court.
- (16) The amenity management company has subcontracted with a qualified tennis professional to offer tennis lessons, at a separate fee, to residents. This is an exclusive contract. No other professional for-profit tennis instruction will be allowed on District courts.

VOLLEYBALL COURT POLICIES

- (1) Volleyball equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Proper volleyball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- (3) Proper volleyball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black soled shoes allowed.
- (4) The volleyball facility is for the play of volleyball only. Pets, roller blades, bikes, skates, skateboards, scooters, hoverboards and the like are prohibited from use at the facility.
- (5) Beverages are permitted at the volleyball facility if they are contained in non-breakable containers with screw top or sealed lids.
- (6) No chairs, other than those provided by the District, are permitted on the volleyball courts.
- (7) Children under the age of thirteen (13) are not allowed to use the volleyball facility unless accompanied by an adult Patron.
- (8) Please clean up the court after use.
- (9) The volleyball courts may be reserved by the District for District-sponsored events or functions.

BASKETBALL FACILITY POLICIES

- (1) Basketball equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Proper basketball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- (3) Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black soled shoes allowed.

- (4) The basketball facility is for the play of basketball only. Pets, roller blades, bikes, skates, skateboards, scooters, hoverboards and the like are prohibited from use at the facility.
- (5) Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
- (6) No chairs, other than those provided by the District, are permitted on the basketball courts.
- (7) Children under the age of thirteen (13) are not allowed to use the basketball facility unless accompanied by an adult Patron.
- (8) Please clean up court after use.
- (9) The basketball courts may be reserved by the District for District-sponsored events or functions.

DISTRICT PLAYGROUND/TOT LOT/SOCCER FIELD POLICIES

- (1) Soccer equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Children under the age of eight (8) must be accompanied by an adult Patron.
- (3) No roughhousing on the playground/soccer field.
- (4) Persons using the playground/soccer field must clean up all food, beverages and miscellaneous trash brought to the playground/soccer field. Glass containers are prohibited.
- (5) Use of the playground/soccer field may be limited from time to time due to a sponsored event, which must be approved in advance by the District Manager.
- (6) The use of profanity or disruptive behavior is absolutely prohibited.
- (7) Patrons, House Guests and Daily Guests who use the playgrounds and or soccer field do so at their own risk.
- (8) The playgrounds and/or soccer field may not be reserved or rented by Patrons; however, they may be reserved by the District for District-sponsored events or functions.

BOCCE POLICIES

- (1) Bocce equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Horseplay is not permitted.
- (3) Appropriate dress is required on the court. This includes no bare feet or cover-ups for swimwear.
- (4) Bocce balls should not be tossed or thrown outside of the court.
- (5) Players on the opposite end of the playing or throwers end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
- (6) Children under thirteen (13) years of age must be supervised by an adult Patron. Supervising adult Patrons must understand the rules of the game.
- (7) Please brush the playing surface at conclusion of play.
- (8) The bocce courts may be reserved by the District for District-sponsored events.

POLICIES FOR VILLAGE CENTER AND CREEKSIDE CROQUET FACILITIES

- (1) Croquet equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Appropriate dress and shoes are required on the court. This includes no bare feet or cover-ups for swimwear.
- (3) Balls and mallets are not to be thrown. Participants waiting their turn to hit should stand off the croquet lawn.
- (4) Children under thirteen (13) years of age who play must be supervised by an adult Patron who knows the rules and regulations of croquet.
- (5) The croquet lawns may be reserved by the District for District-sponsored events or functions.

POLICIES FOR HORSESHOES

- (1) Horseshoe equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.

- (2) No bare feet or bathing suits allowed.
- (3) No tossing of horseshoes while someone is in a pit or in the throwing lane. Horseshoes tumble when thrown and participants need to safely clear the pit.
- (4) Children under the age of thirteen (13) years of age may play provided they are supervised by an adult Patron and are physically capable of tossing a shoe to the pit. Supervising adults are responsible for children's safety.
- (5) The horseshoe pits may be reserved by the District for District-sponsored events or functions.

SHUFFLEBOARD POLICIES

- (1) Shuffleboard equipment, if available, may be checked-out from the Village Center office in accordance with the Equipment Check-Out and Locker Policy set forth herein.
- (2) Bare feet and bathing suits not allowed.
- (3) Pucks or sticks are not to be thrown.
- (4) Children under thirteen (13) years of age may play if supervised by an adult Patron who understands the rules and regulations of the game.
- (5) The shuffleboard courts may be reserved by the District for District-sponsored events or functions.

VILLAGE CENTER CAFÉ POLICIES

The Village Center Café is available for use during posted hours of operation. Proper attire must be worn at all times when in the café or when seated on its patio; shoes and shirts are required to receive service. All Patrons, House Guests and Daily Guests are also required to adhere to any posted policy regarding the café that has been approved by the Board of Supervisors.

FISHING PIERS FACILITY POLICIES

- (1) The Fishing Piers are available for use by Patrons, House Guests and Daily Guests on a first come first served basis.
- (2) All Patrons, House Guests and Daily Guests are required to adhere to the "**Fishing Policy**" section contained herein.

- (3) Patrons, House Guests and Daily Guests are required to adhere to all state and local laws regarding fishing.
- (4) Patrons House Guests and Daily Guests are required to obtain and possess any and all required fishing licenses and/or permits as may be required by applicable law(s).
- (5) Patrons, House Guests and Daily Guests are required to remove and clean any fishing related debris. Please respect others and District property by cleaning up after yourself when using the Fishing Piers.
- (6) Children under the age of thirteen (13) shall not use the Fishing Piers unless accompanied by an adult Patron.
- (7) Due to required Florida Inland Navigation District deckboard spacing, proper footwear is required.

WILD OAKS ESTATES – DOG PARK POLICIES

- (1) The District is not responsible for injuries to dogs, their owners/handlers, or others that use the Dog Park. This areas is for dogs and their handlers/owners only.
- (2) Aggressive dogs are strictly forbidden within the fenced dog park. Violators will face permanent suspension from the dog park.
- (3) Dog owners/handlers must respect the rights of others to use this area by maintaining control of their pets at all times.
- (4) Dogs must be on leash and under control by their owners/handlers at all times outside of the fence Dog Park.
- (5) Children under the age of 6 are prohibited from entering the fenced dog park area. An adult, who is accountable for their behavior and well-being, must accompany children between the ages of seven (7) and twelve (12).
- (6) Owners/handlers must immediately clean up after their dog(s) and properly dispose of the waste.
- (7) No smoking or food within fenced area (human or dog).
- (8) Owners/handlers must remain inside, with leash, with view and voice control of their dog(s) at all times.
- (9) Limit of two dogs per adult.
- (10) Dog Park gates must be closed immediately after entering or exiting the facility.

- (11) All dogs must be healthy, vaccinated, and collared – with identification.
- (12) Dogs in heat and puppies under four months of age are prohibited.
- (13) Excessive barking is prohibited. Dogs barking excessively must be removed.
- (14) Owners/handlers must stop their dogs from digging and immediately fill any holes dug.
- (15) Only flying disc and tennis ball type toys are permitted within fenced area.

GRAND HAVEN ROOM AT THE VILLAGE CENTER: RENTAL POLICIES

Property Owners, Registered Renters and Non-Resident Amenity Members may reserve the Grand Haven Room through the Amenity Manager’s office for various meetings, classes, events, etc. for a maximum of five (5) hours per event. The five (5)-hour limitation can only be exceeded upon specific authorization from the Board. Reservation of the Grand Haven Room is on a first come, first serve basis and is subject to approval by the Amenity Manager. A refundable deposit is required and will be returned after the function is complete provided there is no evidence of damage to the facility.

All food and beverages, including alcohol, used in the Grand Haven Room must be purchased through the Village Center Café (with the exception of cakes needed for special events, such as weddings, birthdays, etc.).

Alcoholic beverage sales and service are regulated by the State of Florida. Therefore, it is District policy that no alcohol of any kind is to be brought into, or taken away from, the facility.

A cleanup fee is generally required for all functions. Please contact the Village Center to make the proper arrangements regarding availability and various other service fees.

No open burning or campfires are allowed at the facility.

Below are the policies and guidelines set forth and agreed upon by the Board and Amenity Manager regarding events in the Grand Haven Room:

Policies

- (1) Applicant must be a Property Owner, Registered Renter or Non-Resident Amenity Member
- (2) Applicants may reserve the Grand Haven Room only, as the patio and pool may not be reserved for private use.
- (3) Facilities will be reserved on a first-come, first-served basis.

- (4) Applicant may reserve the Grand Haven Room for up to five (5) hours only; unless they request and receive prior approval from the Board of Supervisors.
- (5) All applicants will be required to fill out and sign the District Facility Use Application Agreement at the Village Center office.

Schedule of Fees/Deposits

- (1) A non-refundable room rental fee for the Grand Haven Room will be charged as follows: \$50.00 for up to 25 guests, and \$100.00 for 26 guests or more. A final guarantee (number) of Guests is to be conveyed to the Amenity Facilities' events planner no later than five (5) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check shall be made out to the "Grand Haven Community Development District" and submitted to the Village Center Office.
- (2) A refundable security deposit of \$150.00 shall be charged to the persons making the reservation and shall be submitted to the Village Center Office in the form of a separate check (which shall be made payable to the "Grand Haven Community Development District").
- (3) A staff and/or administrative charge for services provided by the Amenity Manager, if applicable, will be added to include any necessary fees (i.e., setup, breakdown, kitchen use, additional after hour facilitators, etc.) and will be specified in the reservation documents provided by the Amenity Manager; these additional charges shall be payable to the Amenity Manager and are not fees of the District.
- (4) The Board of Supervisors has the right to waive room rental fees and usage limits that do not exceed the fire code for private rentals, events, or activities they have reviewed on a case by case basis at the request of the Amenity Center Manager, District Manager or any Patron.

Indemnification

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

CREEKSIDE ATHLETIC CLUB: RENTAL POLICIES

Property Owners, Registered Renters and Non-Resident Amenity Members may reserve, for a rental fee, the entire fenced-in Pool and Tiki Bar area of the Creekside Athletic Club for private events by contacting the Amenity Manager’s office. Reservations will be on a first come, first serve basis and are subject to approval by the Amenity Manager. This area is available for rental on four (4) occasions per month during regular hours of operation and for an unlimited number of occasions when the function is held after the normal hours of operation for the facility; but in no event shall the areas be available for use beyond 10:00 p.m. The Pool and Tiki Bar area may not be rented on two (2) consecutive weekend days in a row (Friday, Saturday, and Sunday). Reservations may not be made more than three (3) months prior to the event. Please note that the facility is unavailable for December holiday parties and private events on the following holidays*:

Easter Sunday	Memorial Day	Christmas Day
New Year’s Eve	New Year’s Day	Christmas Eve
Labor Day	Thanksgiving	4th of July

**This policy may be amended at the discretion of the Amenity Manager on a case by case basis. Please understand that an additional staffing charge may apply for these holiday dates and times.*

Available Facilities

The entire Pool and Tiki Bar area of Creekside Athletic Club is available for rental for up to five (5) total hours (including set-up and post-event cleanup); unless they have requested and received prior approval from the Board of Supervisors. The Pool and Tiki Bar may only be rented as one combined area and will not be rented as separate areas. The charge for rental of the Pool and Tiki Bar area is Three Hundred Dollars (\$300.00). The number of Patrons and Guests will be limited to the maximum capacity allowed by state laws, ordinances, rules or regulations.

The Creekside offices, fitness center, and other athletic facilities are not available for private rental and shall remain open to other Patrons, House Guests and Daily Guests during normal operating hours. The persons renting the Pool and Tiki Bar area of Creekside shall be responsible for any and all damage and expenses arising from the event.

Reservation Procedures

Property Owners, Registered Renters and Non-Resident Amenity Members interested in reserving this area must submit to the Amenity Manager’s office a completed and signed Facility Use Application. At the time of approval, two (2) checks or money orders (no cash) made out to “Grand Haven Community Development District” shall be submitted to the Amenity Manager in order to reserve the area. One check shall be for the amount of the room rental fee and the other check shall be for a deposit in the amount of Two Hundred Dollars (\$200.00).

An additional deposit of Three Hundred Dollars (\$300.00) shall be required for all approved events serving alcoholic beverages. The Amenity Manager will review the Facility Use Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Staffing

Property Owners, Registered Renters and Non-Resident Amenity Members holding a private event in the Pool and Tiki Bar Area are required to pay for an additional staff person for such event, unless the private event is being held during Creekside Athletic Club's normal operating hours and sufficient staff is already present.

Deposit

As stated above, a deposit in the amount of Two Hundred Dollars (\$200.00) is required by the time the reservation is approved (not including additional alcohol deposits, if applicable). To receive a full refund of the deposit, the following must be completed:

1. Ensure that all garbage is removed and placed in the dumpster.
2. Remove all displays, favors or remnants of the event.
3. Restore the furniture and other items to their original position.
4. Wipe off counters, table tops and sink area.
5. Ensure that no damage has occurred to the Creekside Athletic Club and its property.

If additional cleaning is required, the Patron reserving the room will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to be returned, if any.

General Policies

- (1) Property Owners, Registered Renters and Non-Resident Amenity Members are responsible for ensuring that their House Guests and Daily Guests adhere to the policies set forth herein.
- (2) The Pool and Tiki Bar area may be rented outside of the posted regular hours of operation of the facility; such hours are subject to change. Please see the Amenity Manager for details relating to additional staffing cost, staffing availability and facility availability. Please note that all policies of the Amenity Facilities remain in force for these special circumstances.
- (3) The volume of live or recorded music must not violate applicable City of Palm Coast noise ordinances.

- (4) The Pool and Tiki Bar Area will close at 10:00 p.m. when it is rented outside of normal hours of operation.
- (5) No glass, breakable items or alcohol are permitted in or around the pool deck area.
- (6) Additional Event Liability Insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. This policy regarding insurance coverage also pertains to certain events the District determines should require additional Event Liability coverage on a case by case basis (to be reviewed by the District Manager or the Board of Supervisors). The District shall be named as an additional insured party on any such policies, and a certificate of insurance illustrating the appropriate coverage amount and parties is to be provided to the Amenity Manager prior to the event.
- (7) When the facility is rented or reserved for a private function, food and non-alcoholic beverages shall only be provided by a licensed caterer or a restaurant service.
- (8) Alcoholic beverage service, if approved, shall only be obtained through a service licensed to serve alcoholic beverages. Such service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
- (9) Patrons are not allowed to bring or use grills or smokers at Creekside Athletic Club. Patrons may hire an insured caterer to provide this service. The location of any grill or smoker will be at the discretion of the Amenity Manager. Such catering service will be required to provide to the Amenity Manager a certificate of insurance, naming the District as an additional insured party.
- (10) The Board of Supervisors has the right to waive rental fees and usage limits that do not exceed the fire code for private rentals, events, or activities they have reviewed on a case by case basis at the request of the Amenity Center Manager, District Manager or any Patron.

Indemnification

Each organization, group or individual reserving the use of a Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District lands, premises and/or Amenity Facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

COMMUNITY GAZEBO POLICIES

Reservation and Parking

Property Owners, Registered Renters and Non-Resident Amenity Members may reserve either of the two Community Gazebos located at **Front Street Center Park*** and at the **Golf Course Clubhouse Pier**** for private events by contacting the Operations Manager's office (386) 447-1888. Reservations will be on a first come, first serve basis and are subject to approval by the Operations Manager or District Manager. Property Owners, Registered Renters and Non-Resident Amenity Members interested in reserving these areas must submit to the Operations Manager's office a complete and signed CDD Gazebo Facility Use Application, a copy of which may be obtained from the Operations Manager.

**The Front Street Center Park has no adjacent parking facility. Residents and guests are encouraged to leave vehicles in the District parking lot at the Golf Clubhouse on Riverfront Drive and arrange transportation to and from this lot. Please note that a Palm Coast City Ordinance prohibits parking on streets 24 hours a day, 7 days a week, within City limits (including the streets within Grand Haven) and the Flagler County Sheriff has the authority to enforce this ordinance within the District*

General Policies

- (1) The Property Owners, Registered Renters and Non-Resident Amenity Members utilizing the Gazebo shall be responsible for thoroughly cleaning the Gazebo and its surrounding area subsequent to their use so that it is in as good a condition as existed prior to their use. Should the Property Owners, Registered Renters or Non-Resident Amenity Members fail to perform such adequate cleaning, the District shall have the option of cleaning, or causing to be cleaned, the Gazebo and the surrounding area and billing said Property Owners, Registered Renters or Non-Resident Amenity Members any fees or charges incurred relating to such cleaning.
- (2) Property Owners, Registered Renters and Non-Resident Amenity Members utilizing the Gazebo are responsible for ensuring that their House Guests and Daily Guests in attendance (if any) adhere to the policies set forth herein.
- (3) The volume of live or recorded music played at the Gazebo must not violate applicable City of Palm Coast noise ordinances.
- (4) Due to required deckboard spacing, proper footwear is required.

Indemnification

Each organization, group or individual reserving the use of CDD facilities agrees to indemnify and hold harmless the Grand Haven Community Development District ("District) and the amenity management firm, and the respective officers, agents and employees of each, from any

and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Property Owners, Registered Renters and Non-Resident Amenity Members user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

FISHING POLICY

Patrons, Registered Renters persons who have paid and are current in payment of the Annual Use Fee or House Guests and Daily Guests who have registered and paid the applicable Daily Fee required by these Rules, may fish from certain lake/retention pond areas during daylight hours within the Grand Haven Community Development District. Persons authorized to fish in the lake/retention ponds must possess a Smart Amenity Access Card (SAAC) on their person or a current Amenity Use Pass as provided through the Village Center Amenity Office. The SAAC may be scanned by District staff to verify person's current authorized use of the amenity.

Access to these bodies of water shall only be through the proper access points, and no persons shall fish in the area between the lake/retention pond and a private residence (the "Restricted Area") except for persons residing in that private residence or invitees of persons residing in that private residence who otherwise have rights to use the amenity facilities. The District shall have the authority to post "No Trespassing" signs on portions of the pond banks where fishing would violate the foregoing rule. Whether such a sign is placed or not, persons who violate this rule by fishing in a Restricted Area, or by gaining access to any pond through a Restricted Area, are guilty of trespassing and are subject to legal action. No persons other than those listed in this paragraph are entitled to fish in the lake/retention ponds under any circumstances. No watercrafts of any kind are allowed in these bodies of water. Any violation of this policy will be reported to the local authorities and may subject the offender to use of the trespass remedies provided for in these rules.

Swimming is also prohibited in any of the waters. Please use the pools at the Amenity Facilities for swimming. The District has a "CATCH AND RELEASE" policy for all fish caught in these waters. You **must** return all fish caught to the same body of water in which they were caught. These bodies of waters are only intended for catch and release, as they are mostly retention ponds and manmade lakes. The purpose of these bodies of water is to help facilitate the District's natural water system for runoff and overflow.

Persons violating the Fishing Policy may be subject to restrictions or suspension from further fishing on the lake/retention ponds in the manner set forth in the section entitled "Expulsion from Premises; Suspension and Termination of Privileges.

TRASH TO TREASURES COMMUNITY YARD SALE

The Amenity Director is authorized to hold a Community Wide “Trash to Treasures” Sale (Garage Sale) on District common property no more than twice per year. The sale cannot be advertised outside Grand Haven and is intended only for Grand Haven Residents.

EXPULSION FROM PREMISES; SUSPENSION AND TERMINATION OF PRIVILEGES

Relating to the Health, Safety and Welfare of the Patrons and Damage to Amenity Facilities:

Notwithstanding anything contained herein, the Amenity Facilities Staff may, at any time, remove any Patron, House Guests and Daily Guests from the premises and/or restrict or suspend any Patron’s, House Guests and Daily Guests privileges to use any or all of the Amenity Facilities (the procedures for which are outlined below), when such action is necessary to:

1. Protect the health, safety and welfare of other Patrons, House Guests and Daily Guests.
2. Protect the health, safety and welfare of District and Amenity Facilities Staff.
3. Protect the Amenity Facilities from damage.
4. Protect the District’s Food & Beverage Operator’s ability to comply with all local, state and federal guidelines.

Expulsion from Premises:

Expulsion of a Patron, House Guests and Daily Guests from District premises shall be at the discretion of the District’s ~~Field~~ Operations Manager, District Manager, amenity facilities Staff, or the Board of Supervisors, resulting from:

1. Hostile behavior, including threatening language, that is a threat or creates a reasonable perception of a threat to other Patrons/ House Guests and Daily Guests, District Staff, Amenity Facilities Staff, and/or district property.
2. Behavior that, if left unchecked by Staff, could either jeopardize the Food & Beverage Operator’s Food & Beverage license(s) or otherwise affect its lawful operation of the District’s Food & Beverage facilities.
3. Commission of a criminal act occurring on District premises.
4. Refusal of a Patron, House Guest or Daily Guest to leave the premises when requested by District staff of Amenity Management Staff who are in the process of enforcing these Amenity Rules.

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Such physical expulsion from the premises shall be undertaken only by local Sheriff’s deputies and not District or Amenity Facilities Staff, or a member of the Board of Supervisors. For these purposes, District’s ~~Field~~ Operations Manager, District ~~Manager, and~~ Manager, and the on-duty

members of the amenity facilities Staff are hereby delegated the authority to execute a trespass notice adequate to cause the Sheriff's Department to expel the offending person. An initial notice or warning under this section ("Expulsion Notice"), whether oral or written, shall serve as a prohibition for the party receiving such notice to be physically present on any of the Amenity Facilities from this time of the warning until the next regular meeting of the District's Board of Supervisors. If a person receives a notice of expulsion and fails to leave the Amenity premises, such person shall be subject to the Board issuing a suspension of up to one year without first having received any additional notice of violation. Upon issuance of a trespass notice, a copy shall be promptly transmitted to the District Manager. At the Board of Supervisors meeting next following issuance of the trespass notice, the Board shall discuss the notice and determine whether to ratify, extend or cancel the notice, and the Board shall follow the procedures set forth below in that regard. Upon the Board taking such action, the Sheriff's Department shall be advised of the Board action and shall be requested to issue a formal trespass notice.

Restriction or Suspension of District Privileges:

The authority to restrict or suspend any Patron's, House Guests and Daily Guests privileges to use any or all of the Amenity Facilities is formally granted by the Board of Supervisors to the District Field Operations Manager, District Manager, and/or the Amenity Manager. Such action may be initiated by the District Manager, District Field Operations Manager, or Amenity Manager, with its final determination made by the Board of Supervisors at the next Board of Supervisors meeting (or as soon as practical). For more details, see "District Suspension and Termination Process" outlined below.

Relating to District Policies and Fees for All Amenity Facilities:

A Patron's, House Guests and Daily Guests privileges at any or all Amenity Facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Patron, House Guests and Daily Guests may also be required to pay restitution for any property damage, if a he or she:

1. Fails to abide by the District Policies and Fees for All Amenity Facilities established and approved by the Board of Supervisors.
2. Submits false information on the application for an Access Card or House Guests and Daily Guests pass, on the Property Owner or Registered Renter authorization forms, or on any other documents utilized by the District in connection the use of the Amenity Facilities.
3. Permits unauthorized use of an Access Card or House Guests and Daily Guests pass.
4. Violates applicable law or ordinance.
5. Treats District Staff or the personnel or employees of the Amenity Facilities Staff, or Patrons and Guests, in an unreasonable or abusive manner. Such treatment includes, but is not limited to verbal and/or written communication.
6. Engages in conduct that is improper or likely to endanger the welfare, or safety of the District or Amenity Manager's staff, or Patrons and Guests.

7. Damages or destroys District property.
8. Compromises the integrity of security measures at any gated vehicle entry within the District. This activity shall include opening the gate for unauthorized vehicles, lifting the gate arm by hand, driving around the gate arms in motorcycles or other motorized vehicles or otherwise permitting vehicles to enter the District in a manner which is inconsistent with the District's gatehouse and GAD policies.
9. Fails, after notice, to comply with registration policies which may be adopted by the Board from time to time to identify those owners or registered renters who are authorized to use the Amenities.
10. Violates the District's Rules related to parking.

11. Fails to obey an Expulsion Notice.

Consent to Video or Audio Recording:

In order to protect the safety of the District, the Amenity Facilities and their guests and occupants, and to otherwise assist in the administration of these rules, the District may elect, from time to time, to install and operate various forms of video and audio monitoring devices within or upon the District's property. By use of the Amenity Facilities or other District property, each user consents to the recording and storage of video images or audio recordings by electronic means. The District shall have the right to disregard incident reports which are not filed within thirty (30) days of the occurrence of an injury or alleged violation of these Rules, because the delay impairs the ability of the District to review and verify the incident through these electronic means.

District Suspension and Termination Process:

In response to any violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a Patron's, House Guests and Daily Guests privileges to use the amenity facilities:

1. First Offense – Issuance of either a Verbal or a Written Warning by Staff of policy violations. After the initial Verbal or Written Warning, a follow-up written summary by the Amenity Manager or Field Operations Manager shall be transmitted to the CDD office. The summary shall describe the alleged offense in sufficient detail, and shall also state whether the matter is considered to have been resolved at the time of the warning. After the time of such transmittal, the summary shall be reviewed by the Chairman of the Board of Supervisors, or his designee, to determine what, if any, additional action shall be taken. The Chairman or his designee may make such investigation or inquiry as may be necessary to determine any further course of action, including efforts to resolve the matter through informal means. At the discretion of the Chairman or such designee, the matter may be considered settled at that time, or further action may be required. The Chairman, or his designee, may at that time determine to deliver

a written warning (a “Notice of First Offense”), which shall be sent by such designee or the District Manager by certified mail to the resident’s mailing address on file. (The Notice of First Offense may not necessarily occur immediately at the time of the violation, due to frequent, past instances of Patrons’ refusal to provide their name or contact information to Staff.) The Notice of First Offense shall have a term of sixty (60) days. However, if the Chairman or his designee believes that a longer term is warranted, the matter may be referred to the Board of Supervisors, which may, by action taken at a Board meeting, elect for the Notice of First Offense to have a longer term. Notwithstanding the foregoing, in the event that the First Offense falls within the scope of conduct described above under “Expulsion from Premises,” no warning shall be necessary prior to contacting the Sheriff’s Department and issuing the trespass notice described above. If the offense involves interference with the integrity of the guardhouse policies or the GAD policy, the Board may elect to suspend and deactivate any GAD that has been assigned to the offender and may suspend the offender’s right to register names with the guardhouse or make use of automatic call boxes to permit entry remotely at gates.

2. Second Offense – In the event that a second violation of the rules regulations and procedures set forth herein occurs during the effective term of an existing Notice of First Offense, or in the event that more than one Notice of First Offense has been delivered to the offender during the twelve (12) month period immediately preceding the offense, the offender shall be subject to suspension of all Amenity Facilities privileges by District Manager or the Board of Supervisors until further notice, for a period of up to ninety (90) days. Again, confirmation of this action shall be sent by certified mail to the resident.

A written report shall be provided by the Amenity Manager or the District Field Operations Manager to the District Manager, and a final decision relating to the final term of suspension of privileges shall be made by the Board of Supervisors either within one (1) month of the incident or by the next Board of Supervisors meeting, whichever comes first.

3. Third Offense – Automatic suspension of all Amenity Facilities privileges for a minimum of ninety (90) days, with confirmation sent to the resident by certified mail. At the next Board of Supervisors meeting, a written account of all previous offenses shall be submitted by the Amenity Manager, Field Operations Manager or District Manager and shall be reviewed by the Board of Supervisors, with possible suspension of privileges beyond ninety (90) days, including possible termination of the Patron’s, House Guests and Daily Guests privileges for one (1) or more years.

4. Expulsion Notice – A person who receives an Expulsion Notice and fails to obey the same shall be subject, at the Board’s determination, with suspension of privileges beyond ninety (90) days, including possible termination of the Patron’s, House Guests and Daily Guests privileges for one (1) or more years.

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Note 1: Should a Patron, House Guests and Daily Guests ignore or otherwise violate his or her suspension of privileges by such behavior as continuing to attempt to use the amenity facilities, Staff has the authority to call the Sheriff's deputy to report a trespass upon the District's premises.

Note 2: Adherence to the above procedures for suspension and/or termination of district-use privileges has no bearing whatsoever on whether a Patron, House Guests and Daily Guests may be physically removed from District premises, as described previously.

Note 3: Amenity Access cards will be confiscated or deactivated upon suspension and/or termination of privileges, with notification to the Field Operations Manager and Amenity Manager..

Notification and Right to Hearing.

Upon the taking of action by the Board of Supervisors regarding the suspension or expulsion of a person from the use of the Amenity Facilities, the District Manager shall provide notice, by certified mail, of the Board's determination, at the most recent address provided by such person in the District's records. Within fifteen (15) days from receipt of such notice, the person having been suspended or expelled (the "Affected Person") may request in writing, sent by certified mail to the District Offices, that the Board of Supervisors conduct a hearing regarding the suspension or expulsion. The right to a hearing, the requirement of written notice and the address to which such notice is to be sent, shall be clearly set forth in the District Manager's notice.

If the Affected Person requests a hearing, the Board of Supervisors shall set a date and time, not later than forty-five (45) days after the written request, and shall conduct a hearing regarding its decision to suspend or expel the person from the amenity facilities. The District Manager shall give written notice, by certified mail, of the date and time of the hearing. At such hearing:

The Affected Person shall have the right:

- to counsel of his/her own choice;
- to hear or read a full report of testimony of witnesses;
- to confront and cross-examine witnesses who appear in person at the hearing;
- to present his or her own witnesses;
- to testify in his or her own behalf and to give reasons for his or her conduct; and
- to a fair and impartial decision based on substantial evidence.

The District shall keep a record of the proceedings by tape recording or court reporter, at its option. However, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

The conduct of the hearing shall proceed generally in accordance with the Florida Rules of Civil Procedure and Florida Evidence Code, except that the formality of the proceedings shall not be as great as that of a court proceeding. The introduction of hearsay evidence shall not be objectionable.

At the conclusion of the hearing, the District's Board of Supervisors shall, by majority vote, determine whether to uphold or modify its prior action. The Board's actions shall be read into the record at the hearing and shall include findings of fact supporting the action.

If the Affected Person wishes to appeal the determination of the Board of Supervisors, he/she may file a petition for writ of certiorari as authorized in the manner prescribed by the state appellate rules in the circuit court of the county, to review the decision of the Board of Supervisors. The court shall not conduct a trial de novo. The proceedings before the Board of Supervisors, including the testimony of witnesses, and any exhibits, photographs or other documents filed before them, shall be subject to review by the circuit court of the county. The petition together with the transcript of the testimony of the witnesses, as record of the proceedings, shall be filed in the circuit court within thirty (30) days after the pronouncement of the ruling by the Board of Supervisors to which such petition is addressed.

EXHIBIT 6

RESOLUTION 2021-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES, POLICIES AND FEES FOR ALL AMENITY FACILITIES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Grand Haven Community Development District ("District") is the owner of various amenity facilities (the "Amenities") within the boundaries of the District;

WHEREAS, Board of Supervisors of the District ("Board") has the right to adopt reasonable rules and regulations regarding the use and operation of District Amenities;

WHEREAS, the Board previously adopted its Rules, Policies and Fees for All Amenity Facilities (the "Amenity Rules"); and

WHEREAS, the Board desires to review and amend the Amenity Rules; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT:

1. The District's Amenity Rules are hereby amended as shown in the attached Exhibit "A" to this Resolution [NOTE: Additions to text are indicated by underline; deletions by ~~strikeout~~].
2. The District's Manager and Attorney are authorized to take actions as reasonably necessary to effectuate the purposes of this Resolution.
3. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 2nd day of September, 2021.

Secretary/Assistant Secretary

Chair/Vice Chair