

# Tara Community Center Policy and Procedures

Revised 10.24.23

**Tara Community Development District 1**  
**Swimming Pool and Spa Policies & Procedures**

1. The community center swimming pool and spa facilities, which includes the pool deck area, are for use by Preserve residents and members of the Tara Community Development District 1 (the “**District**”).
2. The swimming pool and spa facilities are open daily from dawn to dusk.
3. All persons using the swimming pool and spa facilities do so at their own risk.
4. Each household may bring up to four (4) guests for use of the swimming pool and spa facilities.
5. Guests using the swimming pool and spa facilities must be accompanied by a resident or member at all times.
6. Lifeguards will not be present at the swimming pool and spa facilities. 911 should be called in the event of an emergency.
7. An adult over the age of eighteen (18) must be present at all times to supervise any children under the age of fourteen (14) using the swimming pool or spa facilities.
8. Parents are responsible for ensuring that their children do not urinate or defecate in the pool or spa. Infants, toddlers and incontinent individuals using the swimming pool or spa facilities must wear swim diapers or swim pants that are form-fitting.(Rubber briefs must be placed over diapers).
9. The maximum bathing load in the pool is thirty (30) persons.
10. Proper swimming attire must be worn while using the swimming pool or spa facilities. (Bathing suits only). No street clothes can be worn in the water.
11. Showering is mandatory before use of the swimming pool or spa facilities.
12. No running is allowed on the pool deck area.
13. No diving is allowed in the swimming pool.
14. No kickboards or buoys are allowed in the swimming pool or spa except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or swimming fins used by small children, unless deemed unsafe by the District Field Manager.
15. No rough housing, "chicken" fighting, horseplay or ball playing is allowed in the swimming pool or spa facilities.
16. Spitting or spouting of water is not allowed in the swimming pool or spa facilities.
17. Except for service animals, no animals are allowed in the in the pool deck area. No animals are permitted to be in the pool or spa.

18. Plastic bottled water and packaged snacks are permitted under the pergola only. There is no smoking or vaping permitted within the swimming pool or spa facilities.
19. No alcoholic beverages are allowed in the swimming pool or spa facilities.
20. No glass containers are allowed in the swimming pool or spa facilities.
21. No parties are allowed in the swimming pool or spa facilities.
22. Electronic devices brought to the swimming pool or spa facilities shall be kept at reasonable volumes in consideration of others.
23. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool or spa.
24. No rollerblades/in-line skates, skateboards or the like are permitted in the swimming pool or spa facilities.
25. No use of profanity will be tolerated in the swimming pool or spa facilities.
26. All occupants of the swimming pool and spa facilities must vacate and leave the area if lightning is observed or thunder is heard in the area.
27. The pool gate must be kept shut at all times.
28. Residents/members or their guests without a FOB for access to the pool and spa facilities will not be allowed in the pool and spa facilities.
29. Persons within the confines of the pool and spa facilities must not allow anyone in the pool and spa facilities who does not have a FOB to enter.
30. Renters within the District must make arrangements with the District Field Manager to obtain a FOB for access to the pool and spa facilities.
31. Any person found in violation of any rules or policies herein stated may be asked to leave the pool and spa facilities immediately.
32. Any persons using the pool or spa facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.
33. No illegal or unlawful activities may occur at the swimming pool and spa facilities.
34. No foreign substances are to be put into the pool or spa. For example: bubble bath, oils, shampoos etc.

#### **ADDITIONAL RULES FOR THE SPA**

35. All rules shown above also apply to the use of the spa.
36. No one under the age of fourteen (14) is allowed in the spa.
37. The maximum bathing load in the spa is five (5) persons.

38. Maximum use of the spa is fifteen (15) minutes.
39. Pregnant persons should consider potential health issues before using the spa.

### **POOL FLOATS**

The only flotation devices permitted in the swimming pool or elsewhere in the pool deck area are pool flotation noodles, and, for children, other flotation devices that are securely fastened to their body or worn as a life preserving device. All such flotation devices must be approved by the U.S. Coast Guard and carry a tag or seal stating such. No other flotation devices including, but not limited to kickboards, buoys, or balls of any kind are permitted in the swimming pool or elsewhere in the pool deck area. Any otherwise approved device, if determined by the District Field Manager to be unsafe or in poor condition, will not be allowed for use in the swimming pool.

**Tara Community Development District 1 Community Center  
Policies**

- I. The community center is for use by residents of Tara Community Development District 1 (Preserve), their guests, non-resident members and renters.
2. The community center shall be open from 9:00 a.m. to 2 :00 p.m. Monday through Friday. It shall be closed outside of these times unless it is occupied by an authorized individual or group. **Access to the community center for authorized meetings will be organized by activating the fob of the meeting leader. Changes to the leadership must be communicated to the District Field Manager in advance of the scheduled meeting. The District Management company should be contacted for after hours emergencies requiring immediate attention.**
3. The community center may not be used under any circumstances without the prior scheduling of the event with the District Field Manager, and the posting of that the activity or rental on the official calendar.
4. Parties wishing to make reservations for private and exclusive use of the community center, not-to-exceed four (4) hours, shall contact the District Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. Any illegal activities as defined by Florida Statutes or Manatee County ordinances will not be permitted within any community facilities. The facility renter must be present during the entire time that they have rented the community center. **The facility renter will receive an after hours access fob activated to enable access for the event.**
5. Tara Preserve Clubs may use the community center at no charge, but must return the community center to its original state of cleanliness and setup as they found it or pay a two hundred dollar (\$200.00) clean-up fee. **Club members are responsible for the set up and break down of any additional tables.** There shall be nothing left on premises by the Club using the community center. Additionally, Clubs must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity. Information regarding scheduling, minimum number of users in a group to use the community center and the other facilities is set forth herein. **The executive long, wooden tables and chairs are to be used for business meetings only.**

**Weekly Schedule:** Social/recreational groups of District (Preserve) residents wishing to schedule weekly time slots must sustain at least eight (8) District (Preserve) residents, plus their guests for each reserved time slot. Groups that fall below that number for three (3) consecutive weeks will result in loss of the weekly reservation, freeing that slot for general community resident use for that calendar year. If a group can sustain six (6) members, the group may continue with a bi-monthly or monthly reservation for the remainder of the year. No group designated by the Board of Supervisors of the District as having special permission to obtain more than one (1) time slot during prime time may request more than two (2), two (2)-hour time slots in a given week.

**Bi-monthly or Monthly Schedule:** Social/recreational groups of District (Preserve) residents wishing to schedule bi-monthly or monthly time slots must have at least eight (8) District (Preserve) residents present at all sessions. Groups that fall below that number for three (3) consecutive weeks will release the reserved time slot for general community use for the remainder of the season.

Meetings of the community associations within the District (Preserve) which include the Tara Community Development District 1, the Tara Master Association and its committees, the six (6) condominium associations and the Golf Villa Landscape Association that meet the statutory posting and public session requirements are exempt from these requirements. The District Field Manager may schedule up to two (2) small group meetings for the community center at his or her discretion.

If any group believes it can sustain the eight (8) or six (6) District (Preserve) resident requirement for a reserved time slot, it is encouraged to apply for a standing reservation complete with roster of District (Preserve) names anticipated. Groups who have lost weekly, bi-monthly or monthly slots may reapply in October for the new calendar year if they believe they can again meet the standard continuing basis at some point in time. The District Field Manager will schedule on a first-come, first-serve basis with no "holding" of specific times that may have been previously assigned.

**Small Groups:** District (Preserve) residents that are involved with groups with fewer than required attending District (Preserve) residents for a standing reservation or meeting may utilize the "no charge" rental options available to all District (Preserve) residents if open time slots are available.

6. All persons using the community center or tennis/pickle ball courts do so at their own risk.
7. No group can expect use of the entire community center, with the exception for the District, Manatee County and the State of Florida.
8. The community center may not be used for commercial purposes.
9. Residents may not reserve the community center and sublet the facility to any other person or organization.
10. Children under the age of fourteen (14) must be accompanied by an adult (18 years of age or older) at all times while in the community center.
10. Skateboards, in-line skates and similar equipment are not allowed in the community center at any time.
11. Exercise classes are limited to a maximum of twenty (20) participants per class which includes the instructor.

**Tara Community Development District 1 Community Center  
Policies, Rental and User Fees, Waiver**

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**Rental Fees:** Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the District community center, which includes the clubhouse and the outdoor pavilion, for private functions. (The District swimming pool and spa facilities, tennis/pickle ball facilities, or any other area located outside of the District community center may not be rented for private functions). The clubhouse and outdoor pavilion shall be rented out as follows:

- **Event open to the Community - no charge – Residents only**
- **Private Event – Resident/Member - \$125.00 rental fee (includes both clubhouse and outdoor pavilion)**
- **Private Event – Resident/Member - outdoor pavilion only – \$25.00 rental fee**
- **Private Event - Non-Resident/Member - \$300.00 rental fee (includes both clubhouse and outdoor pavilion)**

All rental fees include applicable taxes.

- **All Users - \$200.00 Refundable Cleaning fee**
- **All Users - \$200.00 Refundable Security Deposit**

**Security Deposit:** A refundable security deposit of \$200.00 shall be charged for all rentals. Upon inspection by the District Field Manager and the determination that there are no damages, the deposit will be fully refunded. The deposit will be fully refunded if the function is cancelled due to inclement weather or emergency. However, deposits are non-refundable in the event that a function is cancelled with less than forty-eight (48) hours' notice.

**Cleaning Fee:** A refundable fee of \$200.00 shall be charged to cover the cost of cleaning the facility for functions if necessary. Upon inspection by the District Field Manager and the determination that the facility is clean, the deposit will be fully refunded.

**User Fees:** User Fees shall mean those fees charged, on either an annual or six (6)-month basis, for the non-exclusive use of the District community center, swimming pool and spa facilities, and tennis/pickle ball courts by non-Residents, as set forth in Exhibit "A" attached hereto. User Fees shall not be prorated for any time period other than six (6) months or one (1) year.

**Waiver:** All adult users of the District community center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to execute an Adult Participant Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form prior to their use of the District's facilities. All non-adult users of the District community center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to have a parent/guardian execute a Participant

Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form on their behalf prior to their use of the District's facilities.



**Tara Community Development District 1 Tennis/Pickle Ball Court  
Policies**

1. Tennis/Pickle ball courts are for use by residents of Tara Community Development District 1 (Preserve), and non-resident members. Guests are permitted only when accompanied by a resident or non-resident member on the court that they are using at that time. Guests are limited to three (3) guests per household playing on one (1) court.
2. No user activity except tennis/pickle ball is permitted on the courts. **No furniture is allowed in the courts. Anyone found violating these rules is subject to a fine and/or deactivation of the resident's/member's FOB.** There will be a \$25.00 re-activation fee pending approval.  
No pets are permitted on the tennis/pickle ball courts at any time.
3. No food or alcoholic beverages are permitted on the tennis/pickle ball courts.
4. Children under the age of fourteen (14) must be accompanied by an adult eighteen (18) years of age or older at all times when on the tennis/pickle ball courts.
5. Tennis/Pickle ball shoes must be worn on the tennis/pickle ball courts. Shirts must be worn at all times on the tennis/pickle ball courts.
6. Tennis/Pickle ball courts are available on a first-come, first-served basis. There are no advanced reservations. The "holding" or "saving" of courts is expressly prohibited when players are waiting.
7. **Tennis/Pickle ball may commence daily at dawn and users may continue using the courts and lights until 10:00 p.m.**
8. Players are required to observe court etiquette, as well as rules of good conduct on and around the tennis/pickle ball courts.

## **Tara Community Development District 1 Violation of Policies**

**It is the goal and responsibility of the Tara Community Development District 1 to provide a safe and enjoyable environment for all residents of this community and their guests. These policies and procedures have been established by the Board of Supervisors to accomplish this goal.**

**Any resident/member found violating any Tara Community Development District Community Center Policy and Procedures will be subject to deactivation of their Access Fob at the sole discretion of the District Field Manager. There will be a \$25.00 re-activation fee pending approval by the District Field Manager or the District Board of Supervisors.**