
Storey Park
Community Development District
Amenity Policies

Adopted March 25, 2021

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524 extension 138 Tadams@gmscfl.com

Table of Contents

Table of Contents	2
Definitions	3
Introduction & Welcome.....	4
Sunshine Law Disclosure	5
Field and District Management	5
Community Contacts.....	5
1. Guest Policies	6
2. Renter’s Privileges.....	6
3. General Facility Provisions	6
4. Loss or Destruction of Property or Instances of Personal Injury	7
5. General District Amenity Facility Policy	8
6. Shared-Use Paths and Sidewalks	8
7. Quad Park, Hammock Beach Park & Outdoor Spaces	9
8. Dog Park	9
9. Lakes, Ponds, and Natural Areas Within District.....	10
10. Wildlife and Contacts.....	11
11. Amenity Rental Procedures.....	11
12. Rental Fees for Amenity Facilities	12

Definitions

“Amenity Facilities” or “Amenity” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” shall mean these Amenity Facilities Policies of the Storey Park Community Development District, as amended from time to time.

“Amenity Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors.

“Board of Supervisors” or “Board” shall mean the Storey Park Community Development District’s Board of Supervisors.

“Guest” shall mean any person or persons who are invited by a Resident to participate in the use of Amenity Facilities.

“District” shall mean the Storey Park Community Development District.

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

“Patron” or “Patrons” shall mean Residents and Guests who are eighteen (18) years of age and older.

“Property Owner” shall mean that person or persons having fee simple ownership of land within the Storey Park Community Development District.

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

“Resident” shall mean any person or persons residing in a home within the Storey Park Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

Introduction & Welcome

We are pleased to welcome you to the Storey Park community, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Storey Park Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- Quad Park
- Hammock Beach Park
- Dog Park
- Multi-Use Recreational Paths/Trails

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524 extension 138 or through tadams@gmscfl.com

Sincerely,

Tricia L. Adams, District Manager
Storey Park Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone or in writing (as per Florida Statute 119).

Field Management

Storey Park CDD has contracted for Field Management Services to maintain certain amenities (common area landscape, ponds, paths and parks) owned by the Storey Park Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524

Alan Scheerer, Field Operations Manager, ascheerer@gmscfl.com

District Management Offices

Other questions regarding Storey Park Community Development District should be directed to the District Manager.

Storey Park Community Development District

219 East Livingston Street

Orlando, Florida 32801

Phone: (407) 841-5524 extension 138

Fax: (407) 839-1526

www.storeyparkcdd.com

Tricia L. Adams, District Manager, tadams@gmscfl.com

Orlando Police Department

Dial 911 in an emergency or to report any criminal activity

Orlando Police Department Non-Emergency Number 321.235.5300

1. Guest Policies

1. Guests under the age of 16 must be accompanied by an adult aged 18 or older. Guests must be accompanied by a Resident or Renter.
2. Patrons who have a Guest using the District amenities are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
3. Each household/dwelling unit will be permitted to bring up to eight (8) guests per day to the District facilities. The number of guests per household/dwelling unit cannot exceed eight (8) per day unless approved in advance or by reserving Quad Park or Hammock Beach Park using the forms provided by the District.

2. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

3. 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. 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.
 - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. Residents under the age of 14 must be accompanied by an adult age 18 or older at all times when using District facilities.
4. All residents and guests may be required to present a government issued photo identification in order to use to the Amenity Facilities.
5. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District Manager.
6. District facilities are not attended. Residents and guests using District facilities are there at their own risk and using at your own risk.
7. Vehicles must be parked in designated areas. Please refer to Rules for Street Parking (posted on storeyparkcdd.org) for guidelines regarding parking on District roadways.
8. Motorized vehicles, including off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts, motorized scooters or any other engine-powered mode of transportation are not allowed on any paths/trails or sidewalks at any time. Any such motorized vehicle will be reported to the Orlando Police Department and subject to progressive discipline per the Suspension and Termination Rules adopted by the District. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails.
9. Legal golf cart operation on public roads must conform to §316.212 of Florida Statutes. All illegal vehicles on District public roads will be reported to Orlando Police Department.

10. Motorized vehicles, including off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts, motorized scooters or any engine-powered mode of transportation are prohibited on and/or at all Recreational Facilities maintained and operated by the District. Any such illegal motorized vehicle being operated at Amenity Facilities will be reported to the Orlando Police Department and subject to progressive discipline per the Suspension and Termination Rules adopted by the District.
11. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
12. Only District employees or contracted vendors are allowed in service areas of the Amenity Facilities.
13. Patrons and Guests must present their government issued photo identification card upon request by staff or Security Guards at any Amenity Facility.
14. The Board of Supervisors (as an entity) and its staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
15. Smoking is not permitted at any of the recreational areas.
16. No alcohol may be consumed, sold, or served on any District Property at any time.
17. Patrons and their Guests shall treat all staff members with courtesy and respect.
18. Children must be attended to at all times while utilizing Amenity Facilities.
19. The District Manager must approve performances and contracted entertainment at any Amenity Facility in advance using the reservation guidelines provided in the Reservation Form available on the District website or from District staff.
20. 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.
21. The Amenity Facilities shall not be used for commercial purposes without written permission from the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
22. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
23. District Staff 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 in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits).
24. 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.
25. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same.

4. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron and each Guest assume 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.

2. 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 or the Patron's guest 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 by a Patron or Guest or family member(s).
3. Any Patron, 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, contractor 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 Guest or family member of such Patron.

5. General District Amenity Facility Policy

All Patrons and 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 or Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager Tricia Adams by phone: (407) 841-5524 extension 138.

***Please note that certain Amenity Facilities are unattended facilities.
Persons using the Amenity Facilities do so at their own risk.***

6. Shared-Use Paths

Storey Park CDD offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles, other than maintenance vehicles, nor any motorized equipment such as off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, motorized scooters, ATVs, golf carts nor any other motorized equipment can be used on District paths, trails or sidewalks.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to Orlando Police Department. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Users should stay on paths and trails; trespassing on private residential property is illegal.
5. Users should keep to the right, unless passing.
6. Users should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Users should not travel more than two abreast.

9. Users should not stand or stop in middle of the path or trail.

7. Quad Park, Hammock Beach Park and Other Outdoor Areas

The outdoor areas of Storey Park Community Development District are maintained for the use of residents of the community. The policies below adhere to any and all outdoor spaces.

Quad Park and Hammock Beach Park are available for use by residents and their guests only on a first come, first serve basis.

1. Parks are open from Dawn to Dusk.
2. Private rentals may be reserved through the District Manager's office. Private rentals are subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager. Please see Section 15 and 16 for additional details.
3. A schedule of reservations will be posted in each area and updated by the Amenity Staff.
4. Residents on a first-come, first-served basis may utilize the furniture and pavilions.
5. No alcohol may be consumed, sold, or served at any District amenity including outdoor spaces.
6. No guest under the age of 16 is allowed in the area alone unless accompanied by a person 18 years and older. No resident under the age of 14 is allowed in the area alone unless accompanied by a person 18 years and older. Residents are not permitted to drop off their children/grandchildren under age 16 (if a guest) or under age 14 (if a resident) without specific supervision from a person 18 years or older.
7. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the parks.
8. No chalking or marking any outdoor areas.
9. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog park.
10. Profanity, fighting or disruptive behavior will not be tolerated.
11. Smoking is not permitted in public spaces.
12. Residents are responsible for bringing their own equipment.
13. All instructors must be approved, certified and employed by the District Manager.
14. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the District Manger.
15. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental.
16. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
17. Removal of furniture or equipment is prohibited.
18. All other general facility rules apply.

8. Dog Park(s)

Dog parks are available within Storey Park, for the enjoyment of residents and their four-legged friends.

1. Dog Parks are open Dawn to Dusk
2. Use of Dog Park is at your own risk.
3. Owners are legally responsible for the behavior of their dogs at all times.
4. Dogs must be leashed while entering and exiting the park.
5. Dog waste must be cleaned up by their owners immediately.
6. The dog park may only be reserved for a community approved program or event. All

scheduled events will be posted.

7. Owners must be within the dog park and supervising their dog with leash readily available.
8. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident) if a guest.
9. Children up to age 16 (if a guest) or age 14 (if a resident) must be accompanied by an adult aged 18 or older and must be supervised at all times.
10. Aggressive dogs must be removed immediately.
11. Dogs should be under voice control.
12. Dog handlers must not allow their dog to dig holes nor otherwise destroy or damage any equipment or landscaping .
13. Human food is prohibited at the dog park.
14. Dog food and treats are prohibited at the dog park.
15. Glass containers are prohibited at the dog park.
16. Female dogs in heat are prohibited at the dog park.
17. Puppies under four months are prohibited at the dog park.
18. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
19. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
20. All other general facility rules apply.

9. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the enjoyment of our community.

No fishing is permitted in District-managed bodies of water. Residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our community. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Orange County and the South Florida Water Management District (SFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Orange County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Orange County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb

the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

10. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Orange County Animal Services for assistance.

11. Amenity Rental Procedures

Reservations are on a first-come, first-served basis by contacting the District Management office and completing and returning a reservation form. Reservations should be made at least thirty (30) days in advance. Reservations are for a maximum of a six (6) hour reservation period per day. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District/District's designee. Please speak to the District Office for further information regarding rental procedures and to file an application for rental.

There are no personal recurring reservations allowed for the District amenities.

Fees associated with renting of Amenity Facilities shall be decided upon by the District Manager with approval of the Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by District Manager.

All Reservations shall be confined to the Site reserved for such event. If proposed Reservation will impact properties beyond the Site, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with required revisions or appeal the District Manager's decision to the Board.

No advertising or distribution of flyers, brochures, or posters regarding the Reservation as it pertains to the District Property is allowed.

No alcohol may be consumed, sold, or served by an Amenity Renter on any District Property at any time.

Special Events may not include the sales of any goods or services on any District Property.

Amenity renters may not charge an entrance fee or other fee for access to, or for use of, the District Property.

The District Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

12. Rental Fees for Amenity Facilities

Area and Location	Description	Fees
Quad Park	<ul style="list-style-type: none">Maximum attendees determined by District Manager	A refundable damage deposit of \$250.00 will be charged to reserve the park.
Hammock Beach Park	<ul style="list-style-type: none">Maximum attendees determined by District Manager.	A refundable damage deposit of \$250.00 will be charged to reserve the park.

Refundable damage deposit fees do not include additional fees that may be charged as direct result of additional damages, other expenses related to clean up or repair of damaged facilities, or security fees required by District Manager.