

Storey Park Community Development District  
Disciplinary & Enforcement Rule  
Law Implemented: ss. 120;69, 190.011, 190,0121 Fla; Stat.  
Effective date: March 25, 2021

In accordance with Chapters 190 and 120 of the Florida Statutes; and on March 25, 2021 at a duly noticed public meeting, the Board of Supervisors of the Storey Park Community Development District adopted the following rules to govern disciplinary and enforcement matters.

## SUSPENSTION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Policies for the Recreational Facilities, as such may change from time to time.

2 **General Rule.** All persons using the Recreational Facilities and entering District properties are responsible for compliance with, and shall comply with, the Amenity Policies and Recreational Facilities Rules established for the safe operations of the District's Amenities and Recreational Facilities.

3:. **Suspension of Rights.** The District, through its Board and District Manager or the District Manager's designee, shall have the right to restrict, suspend, or terminate the Amenity privileges of any person to use the Amenities or Recreational Facilities for any of the following behavior:

- a. Exhibits unsatisfactory behavior, conduct or appearance;
- b. Fails to pay fees owed to the District in a proper and timely manner;
- c. Fails to abide by any District rules or policies (e.g., Amenity Rules);
- d. Treats the District's supervisors, staff, management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- e. Damages or destroys District property;
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, management, contractors, or other representatives, or other residents or guests; or
- h. Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe endangers District residents, staff, and guests.

4. **Authority of District Manager.** The District Manager or his/her designee has the ability to remove any person from one or all Amenities or Recreational Facilities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her discretion it is the District's best interests to do so. The District Manager or his/her designee may at any time restrict or suspend for cause or causes, including but not limited to those described above; any person's privileges to use any or all of the Amenities or Recreational Facilities until the next regularly scheduled meeting of the Board of Supervisors. Notice of same shall be provided by certified mail.

5. **Process for Termination or Suspension of Amenity Privileges.**

- a. Offenses:

i. First Offense: Verbal warning by staff and suspension from the Amenities and Recreational Facilities for up to one week from the commencement of the suspension. Violations that result in any suspension period shall be recorded by staff, signed by the individual offender(s), and held on file.

ii. Second Offense: Automatic suspension of all amenity privileges for up to thirty days from the commencement of the suspension, with the preparation by Amenity staff of a written report to be signed by the offender(s) and filed.

iii. Third Offense: Suspension of all Amenity privileges for up to one year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one year, depending on the nature of the violation.

b. Each offense shall expire one year after such offense was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one year, or longer as provided for herein, the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire, and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Manager or his/her designee upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuous threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be considered and warranted.

Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

**6. Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 3 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

**7. Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.