

# VILLASOL COMMUNITY DEVELOPMENT DISTRICT

## GENERAL POLICIES

### GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. That can only happen if we actually care about and respect each other.

These rules are intended to benefit everyone by establishing an acceptable standard that maximizes everyone's enjoyment while minimizing anyone's restrictions. It is important that we all show respect for each other by maintaining an appropriate level of decorum in dress and behavior as described herein.

## FACILITY HOURS

VillaSol's recreational facilities are generally open 365 days a year at the times set forth below. However, there may be occasions or circumstances when the facilities need to be closed for regular maintenance or repairs, or to otherwise ensure everyone's safety. Please check the schedule posted at [www.villasolcdd.org](http://www.villasolcdd.org) for more detailed information.

### RECREATION CENTER:

- ▶ Open daily from 6:00 am. to 9:00 p.m.

### POOL and PLAYGROUND:

- ▶ Open daily from dawn to dusk.

## DEFINITIONS

**Access Card:** That certain card issued and administered by the District that provides access to the District's amenities and recreational facilities.

**Board:** VillaSol Community Development District's Board of Supervisors

**Childcare Provider:** Any person who is not a parent or guardian that has been lawfully entrusted with the care of a Resident under the age of 18 years.

**District:** VillaSol Community Development District. May also be referred to as VillaSol or CDD and includes all of the territory within the District.

**Guests:** Any User who is not a Homeowner or Resident and who accompanies a Homeowner or Resident at any of the District’s amenities or recreational facilities.

**Homeowner:** The owner or lessee (renter) of any residential property located within the District, including all persons lawfully residing in such residential property.

**Horseplay and rough housing:** Boistrous, rough, noisy behavior, usually involving people pushing and/or hitting each other as a joke.

**Pool Deck Area:** All of the outdoor area surrounding the Pool and within the fence.

**Pool:** The structure within the Pool Deck Area that contains water for and all walls, ladders, rails, lane markers, or other amenities attached thereto.

**Resident:** See Homeowner.

**Rules:** These General Policies.

**Service Animal:** A dog or other animal trained to do work or perform tasks for an individual with a disability, including physical, sensory, psychiatric, intellectual, or other mental disability, that is at all times kept under the control of its handler by leash or harness, unless doing so interferes with the animal’s ability to perform the work or tasks it was trained to perform, or if the individual’s disability prevents him or her from so controlling the animal. Service animals that are out of control, not housebroken, or that pose a direct threat to the health or safety of others will be removed.

**User:** Any person entering or remaining upon the District’s amenities or recreational facilities.

## POOL POLICIES

### GENERAL RULES

*State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, VillaSol will enforce whichever rule is more restrictive.*

**LOST ACCESS CARDS:** Replacement cards are available for a fee of \$20 each. There is a limit of two Access Cards per Homeowner.

For their safety, all Users under the age of eighteen (18) must be accompanied in the recreation facilities by an adult Resident of Childcare Provider over the age of eighteen (18).

Guests must be accompanied by an adult Resident over eighteen (18) years of age. In the event the Pool Deck Area reaches maximum capacity, Guests may be asked to leave so all

Residents may enjoy the use of the facility. Residents are responsible for the conduct of their Guests. Childcare Providers must provide a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights. The Childcare Provider must bring proof of proper identification and a list of an emergency contacts and the authorize pool privilege.

## **GENERAL POLICIES FOR POOL AND POOL DECK AREA**

**All Residents and Guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.**

- No Resident may enter or remain in the Pool Deck Area without his/her Access Card, which must be in his/her possession at all times during use.
- No Guest may enter the Pool Deck Area unless accompanied by a Resident who is in possession of his/her Access Card.
- Only two (2) Guests per Resident are allowed in the Pool or Pool Deck Area at any time.
- All Users must shower before entering the Pool.
- Users will swim at their own risk as there is **NO LIFEGUARD ON DUTY**.
- NO DIVING, RUNNING or HORSEPLAY is allowed in the Pool/Pool Deck Area.
- Furniture on Pool Deck Area must be covered with a towel before and during use by any person.
- Individual inflatable toys, floats and mattresses may be used. Oversized and multi-person inflatable toys, floats and mattresses are not allowed. Additionally, "Boogie Boards," kick boards, and other similar objects are not allowed in the Pool. VillaSol reserves the right to prohibit the use of any inflatable or other toy, float, mattress, or other item during peak occupancy, during scheduled Pool activities, or if the toy, float, mattress, or item creates any safety concern or becomes a nuisance.
- No glass or other breakable objects are allowed in the Pool/Pool Deck Area.
- No chewing gum is permitted in the Pool/Pool Deck Area.
- Swimmers are required to wear footwear and a cover-up over their bathing suits when in the recreation center.
- Swimmers must dry off before entering the recreation center.

- Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong or t-back bathing suits are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS OR STREET CLOTHES ARE TO BE WORN IN THE POOL!**
- Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, horseplay, and obscene language will not be tolerated. Residents and/or Guests will be asked to leave the pool area immediately upon violating this policy.
- Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges. Residents are responsible for the conduct of their Guests.
- For safety reasons, no electrical cords can be used in the Pool Deck Area.
- No alcoholic beverages are permitted in or around the Pool/Pool Deck Area.
- All food must be kept in designated areas.
- No masks, fins, or snorkels are allowed in the Pool.
- No one shall pollute the Pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.
- Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the Pool. For the comfort of others, changing of diapers, clothes, etc., is not allowed in the Pool Deck Area. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.
- Pool entrances must be kept clear at all times.
- Smoking (including e-cigarettes) is not permitted at any time in the Pool/Pool Deck Area.
- No animals other than Service Animals are allowed in the on the Pool Deck Area. No animals are allowed in the Pool.
- No roller blades, skateboards, or bicycles are permitted in the Pool Deck Area.
- No swinging on the ladders or railings is allowed.
- Snapping of towels is not permitted.

- VillaSol-owned pool furniture may not be removed from the Pool Deck Area.
- Loud and abusive language is not allowed.
- VillaSol prides itself on the attractive appearance of our Pool Deck Area. Please make use of the garbage cans.
- Any person swimming when the facility is closed may be suspended from using the facility.
- Radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Pool Deck Area unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.
- No electronic equipment of any kind is permitted in the Pool.
- Radio-controlled toys, drones, or other devices are not allowed in the Pool/Pool Deck Area
- There is no trespassing in the Pool or Pool Deck Area after dusk.
- Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules whenever deemed necessary or appropriate, at a duly-noticed Board meeting. All such amendment(s), modification(s) and/or deletion(s) will be posted on the District's website at [www.villasolcdd.org](http://www.villasolcdd.org). All Residents are responsible for being familiar with the Rules as amended or modified from time to time.

**VILLASOL CDD MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.**

**THUNDERSTORM POLICY**

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. A duly designated representative of the District shall make all determinations with regard to this thunderstorm policy.

**FECES POLICY**

**If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely**

toilet trained, he/she must wear a swim diaper at all times in the pool area. A duly designated representative of the District shall make all determinations with regard to this feces policy.

## **HEAVY RAIN POLICY**

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed. A duly designated representative of the District shall make all determinations with regard to this heavy rain policy.

<h2><b>RECREATION CENTER POLICIES</b></h2>
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### **GENERAL POLICIES FOR FITNESS ROOM**

**The fitness room is unattended.** All Users will use the fitness room at their own risk and will comply with the written and posted Rules, which will be strictly enforced at all times. All Users are urged to contact a physician before starting an exercise workout routine.

- No Resident may enter the fitness room without his Access Card. Guests must be accompanied by an adult Resident over eighteen (18) years of age in possession of his/her Access Card.
- Only one Guest per Resident is allowed in the fitness room at any time.
- Youths thirteen (13) to seventeen (17) years old may use the fitness room when accompanied by an adult Resident over eighteen (18) years of age.
- Children under the age of thirteen (13) are not permitted to use the fitness room under any circumstances.
- No skateboards, skates, or other wheeled toys are permitted in the fitness center.
- No Horseplay is allowed in the fitness room. Users acting in such a manner will be asked to immediately leave the area.
- Radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the fitness room unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.
- No loitering is permitted in the fitness room. Anyone loitering in the fitness area will be asked to immediately leave the area.
- No animals other than Service Animals are allowed in the fitness room.

- There is to be no misuse of equipment or furnishings in the fitness center. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness facilities.
- Each User is responsible for wiping off the equipment after use.
- Appropriate clothing and footwear (covering the entire foot) must be worn by all Users at all times in the fitness room. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans or jean shorts), leotards (or other attire specifically designed for working out), and/or sweat suits (no swim suits).
- In the event of an emergency, dial 911.

## GENERAL POLICIES FOR RECREATION CENTER

The recreation center hours of operation (6:00 a.m. to 9:00 p.m.) will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

- All Residents and Guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.
- Young adults ages seventeen (17) and younger may not use the recreation center without adult supervision.
- Guests must be accompanied by an adult Resident over eighteen (18) years of age.
- Unless otherwise arranged and authorized in advance, only two (2) Guests per Resident are allowed in the recreation center at any time.
- Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.
- No skateboards, skates, or other wheeled toys are permitted in the recreation center or at the building entrance.
- No Horseplay is allowed.
- Unless other arrangements have been made in advance for an authorized group event, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the recreation center unless they are personal devices equipped with headphones. Unless other arrangements have been made in advance for an authorized group event, the use of headphones with all types of music players is required.
- No loitering is permitted in the recreation center or on the parking lot, or playground facilities.
- No animals other than Service Animals are allowed in the fitness room.

There is absolutely **no smoking** in the recreational facilities or on the playground. A designated area will be setup for this purpose.



## NOTICE

**THE VILLASOL COMMUNITY IS PROTECTED BY VIDEO CAMERAS IN ALL AREAS. RESIDENTS AND GUESTS MUST ABIDE BY THE COMMUNITY RULES AND BY THE POLICIES STATED HEREIN AND SHALL MAINTAIN THE APPROPRIATE LEVEL OF DECORUM OR, IF YOU ARE ABUSIVE TO OTHER PATRONS, YOU WILL BE ASKED TO LEAVE THE PREMISES OR BE REMOVED BY THE APPROPRIATE MEANS. THIS VIDEO WILL BE USED IN ORDER TO PROSECUTE ANY PERSON THAT VIOLATES THESE RULES. IF THE BEHAVIOR CONTINUES BY THE RESIDENT, THIS WILL RESULT IN ACTION TAKEN BY THE BOARD OF SUPERVISORS OF THE CDD, INCLUDING BUT NOT LIMITED TO, A SUSPENSION OR TERMINATION OF THE RESIDENT'S PRIVILEGES TO THE RECREATION FACILITIES. NOTICE OF THE CDD BOARD'S INTENTION TO CONSIDER SUCH ACTION DURING A PUBLIC MEETING SHALL BE PROVIDED TO THE RESIDENT AGAINST WHOM SUCH ACTION WILL BE CONSIDERED.**

**IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.**

<b>GUEST POLICIES</b>
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### **GUESTS**

All guests must be accompanied by a Resident over the age of eighteen (18) when using the recreation facilities.

Guests must strictly adhere to all rules and regulation of the VillaSol recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

VillaSol residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

#### **FEES:**

Annual non-resident user fee:	\$ 1,375.00
Access to all Recreation Center Amenities.	

The annual non-residential user fee will be reviewed and annually adjusted, if necessary.

### **DAMAGE TO PROPERTY OR PERSONAL INJURY**

Each Resident and each Guest, as a condition of use of, or access or invitation to, the District's recreational 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 the premises of the District's recreational facilities.

No person shall remove from the room in which it is found or from the District's recreational facilities premises any property or furniture belonging to the District or its contractors without proper authorization. Recreational facilities Users shall be liable for any property damage and/or personal injury at the District's recreational facilities, or at any activity or function operated, organized, or arranged or sponsored by the District or its contractors, caused by any Resident or any Guest. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Resident or Guest 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 District's recreational facilities premises, shall do so at his or her own risk, and shall hold the District, its Board, of Supervisors, its employees, its representatives, its contractors, and its agents, harmless for any and all loss, cost, claim, injury, damages, or liability sustained or incurred by him or her, resulting therefrom and/or from any act or omission of the District, or its respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any Guest or Resident, or any family member of such Guest or Resident.

Should any party bound by these Rules bring suit against the District, its Board of Supervisors, staff, agents, employees, representatives, or contractors, in connection with any event operated, organized, arranged, or sponsored by the District or any other claim or matter in connections with any event operated, organized, arranged, or sponsored, by the District, and fail to obtain judgment therein against the District, its Board of Supervisors, staff, agents, employees, representatives, or contractors, said party shall be liable to the District for all costs and expenses incurred by the District in the defense of such suit (including court costs and attorneys' fees through all appellate proceedings)."y the Board at its meeting adopting the annual fiscal year budget.

## **SUSPENSION AND TERMINATION OF PRIVILEGES**

Privileges at the District's recreational facilities be subject to suspension and/or termination in the sole discretion of the District's Board of Supervisors if a Resident or Guest:

- submits false information on the application for an Access Card.
- permits unauthorized use of an Access Card.
- exhibits unsatisfactory behavior, deportment or appearance.
- fails to abide by these Rules established for the use of the District's recreational facilities.

- treats any recreational facility staff in a disrespectful or abusive manner.
- engages in conduct that is improper or likely to endanger the welfare, safety or reputation of any recreational facility staff member.
- is arrested while on any recreational facilities premises.”

Recreational facilities staff may at any time remove and Resident or Guest from the District’s recreational facilities when such action is deemed necessary to protect the health, safety and welfare of any other Resident(s) or Guest(s), or to protect the District’s recreational facilities from damage.

Notwithstanding the foregoing, anytime a Resident or Guest is arrested for an act committed, or allegedly committed, while on the District’s recreational facilities premises, such Resident or Guest shall have all recreational facilities privileges immediately suspended until the next meeting of the District’s Board of Supervisors. At that meeting, the Board will be presented with the facts surrounding the arrest and the Board may make a recommendation of termination of the arrested person’s privileges.

Any Resident or Guest whose privileges have been terminated is entitled to appeal such termination to the District’s Board of Supervisors, whose determination shall be final.

<b>COMMUNITY ROOM USE FOR PRIVATE FUNCTIONS</b>
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Only District residents or paid users may use the community room for private events.

Current pool regulations and recreation center policies apply in all circumstances.

An exclusive area will be designated for the function.

The following steps must be completed by the VillaSol resident two weeks prior of using the Community Room for any event

- Call the District office to confirm availability of the date and time for the event.
- Complete and sign a VillaSol reservation form.
- Provide a copy of the deed of the property at the VillaSol community.
- Provide a copy of the applicant's driver's license.
- Bring two separate checks one check for the deposit and the other check is the fee for the room. The checks should be payable to: VillaSol CDD.

Note: Cash or credit cards are not accepted.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the community room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck; residents are expected to cleanup after themselves and make use of the trash cans.

Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District.

A deposit of \$300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is canceled with less than 24 hours' notice. The deposit is fully refundable if the event is canceled due to inclement weather.

A cleanup fee will be taken out of the deposit if the room is not returned to its original condition.

FEES:

RECREATION CENTER

DEPOSIT: **\$300.00**  
Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$ 25.00**  
Per hour, minimum of four hours (*non-refundable*)

SECURITY:

In addition to User Fees, users of the Recreation Center may elect to hire security for the duration of the event, utilizing off-duty officers or other private security arranged by and at the discretion of the District. The cost of security must be paid by the users in advance.

**NO MORE GUESTS ARE PERMITTED AT A TIME IN THE COMMUNITY ROOM OR POOL AREA THAN ARE LEGALLY PERMITTED UNDER APPLICABLE OCCUPANCY LIMITATIONS ESTABLISHED BY THE FIRE MARSHAL.**

**TENNIS COURTS / BASKETBALL COURT & POOL CHAIRS**

- These facilities are available on a first-come, first-serve basis.
- No reservations are taken for these facilities.
- Use is limited to two hours if others are waiting to use the facilities.

**THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.**

**THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.**

**IMPORTANT PHONE NUMBERS**

EMERGENCY ..... 911

Kissimmee Police (non-emergency) .....407-846-3333

Kissimmee Fire Department (non-emergency) .....	407-847-7111
Osceola County Sheriff's Office (non-emergency) .....	407-348-2222
Osceola County Fire Rescue (non-emergency).....	407-932-5338
Florida Poison Information Center .....	1-800-282-3171
VillaSol CDD (District Manager, <i>Inframark</i> ).....	407-566-1935
Fax number.....	407-566-2064
VillaSol HOA (Property Manager, <i>Titan HOA Management</i> ).....	407-705-2190
VillaSol Recreation Center.....	407-348-5284
Security Guardhouse .....	407-344-9306

VillaSol Clubhouse  
3050 Puerta del Sol  
Kissimmee, FL 34744

**NOTE: *These policies and rules are subject to change on a periodic basis.***