

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**RATES FOR ALL AMENITY
FACILITIES**

June 14, 2016

**The Landing at Waterset North CDD
7012 Sail View Dr
Apollo Beach, FL 33572**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: The Landing, Pool, Dog Park, Parks, Playground, Fitness Center and Pavilion.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Waterset North 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 Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident 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 Waterset North Community Development District, Board of Supervisors.

“Clubhouse Facilities” – shall mean The Landing (excludes: the Fitness Center, Pool and Pavilion).

“District” – shall mean the Waterset North 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 a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

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

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

“Non-Resident 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 Residents, Non-Resident Members, and Renters; who are fourteen (14) years of age and older.

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

“Resident” – shall mean any person or family owning property within the District.

“**Adult**” – shall be considered any person eighteen (18) years of age or older.

“**Minor**” – shall be considered any person seventeen (17) years of age or younger.

ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning property within the District is \$2800.00 per family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Waterset North Community Development District,. The fee includes all amenities within the Districts. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. 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. This membership is not available for commercial or business purposes.

POLILCIES, RULES AND RATES ADOPTION PROCESS SUMMARY

The Rules and Rates for all Amenity Facilities were originally adopted at a noticed Public Hearing by the Board of Supervisors for the Waterset North Community Development District on December 11th, 2012.

The Rules and Rates were amended by Waterset North Community Development District on April 14, 2015, at a duly noticed public meeting

On June 14, 2016, the Waterset North Community Development District repealed all Rules other than the Annual User Fee Structure Rule and Definitions. In lieu of the repealed portions of Rules, Policies were adopted on June 14, 2016.

**WATERSET NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Assistant
Secretary