

## **HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)**

### **POLICIES FOR USE OF LAKES AND OTHER STORMWATER MANAGEMENT FACILITIES<sup>1</sup>**

1. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
2. Watercraft of any kind in District lakes or other District stormwater management facilities is prohibited.
3. The District lakes and other District stormwater management facilities primarily function as detention ponds to facilitate the District’s system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. Fishing in the District lakes and other District stormwater management facilities is prohibited.
4. Users of District lakes and other District stormwater management facilities shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
5. Pets are not allowed in the District lakes and other District stormwater management facilities. Wildlife (including but not limited to birds and reptiles) may neither be removed from nor released into the District lakes or other District stormwater management facilities.
6. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
7. No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District lakes, except by the District.
8. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
9. Easements through residential backyards along the community's storm water lake system are for maintenance purposes only and residents are not granted fishing or any other recreational purpose. Access to other residents' backyards via these maintenance easements is prohibited. The pond banks are not common areas for the homeowner's association. Unless individual property owners of single family dwelling homes grant permission for others to access their backyards, entering their private property can be considered trespassing. This does not necessarily apply to multi-family units, as surrounding green areas are not private property. Please be considerate of the privacy rights of other residents.
10. Beware of some of the wildlife like water moccasins, milk snakes, alligators and even a Cayman crocodile, let alone snapping turtles and other wildlife.

---

<sup>1</sup> These Policies may be amended and/or updated as the District deems necessary (adopted March 17, 2016).

11. Any hazardous condition concerning the District lakes or other District stormwater management facilities must immediately be reported to the District Manager and the proper authorities.
12. Property owners and residents are responsible for their tenants', guests', and invitees' adherence to these policies.

**The Heritage Park Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes and/or other District stormwater management facilities.**