

# LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

## PARK RULES & REGULATIONS

Adopted by Resolution 2008-1 on October 17, 2007,  
as amended on October 19, 2010,  
and as amended August 20, 2020,  
and as amended June 15, 2023,  
and as amended August 17, 2023  
and as amended September 21, 2023  
and as amended January 18, 2024

### **Article I. Administrative Provisions; Definitions; Exemptions.**

**Section 1. Purpose:** The Lake Padgett Estates ISD is committed to serving its residents and guests with integrity, fairness, and respect. These rules are intended to provide for the safe enjoyment of Lake Padgett ISD facilities, while also fostering stewardship and the protection of natural resources and recreational facilities within the District.

**Section 2. Applicability:** The following rules apply to conduct of all District residents and guests within all areas owned or maintained by the Lake Padgett Estates ISD.

**Section 3. Administrative Authority:** The provisions promulgated herein shall be administered, interpreted and enforced by the Lake Padgett ISD District Manager.

**Section 4. Definitions:** For the purpose of administering, enforcing or interpreting these regulations the following definitions shall apply. When consistent with the context, the present tense includes the futures tense: the plural shall include the singular number and the singular number shall include the plural number. Any item not herein referenced shall be defined by its ordinary common meaning:

- (a) Lake Padgett Estates ISD (LPE) shall refer to the Lake Padgett Estates Independent Special District, Pasco County, Florida
- (b) Park shall refer to any property or facilities owned, leased or maintained by the Lake Padgett Estates ISD.
- (c) Express Permission shall refer to a special allowance granted (Temporary Permit), in writing, by the Lake Padgett Estates ISD Board of Supervisors on a case-by-case basis to conduct a specific event or activity in exception to these regulations.
- (d) Law Enforcement Officer shall mean any local, state or federal law enforcement officer(s), and includes the Pasco County Sheriff's Office and his or her deputies.
- (e) Resident shall mean all owners of real property within the Lake Padgett Estates ISD, family members living with the resident within the District and guests of the resident.

- (f) Qualified Non-Resident shall mean any person or persons, their guests and family members living with the Qualified Non-Resident within the District, whom are renting or leasing property within the Lake Padgett Estates ISD and have a valid and current rental or lease agreement.
- (g) Interlocal Agreement - means an agreement between the Lake Padgett Estates ISD and another governmental entity entered into pursuant to Florida Statute, Chapter 163.
- (h) Guests- Non-Residents of the District temporarily accessing District park property, while at all times with a District resident or Qualified Non-Resident who possesses a valid access code and properly issued card and/or key to District facilities.

## **Article II. Park Rules and Regulations**

**Section 1. Facilities –Children:** Facilities are reserved for the use of LPE Residents and Qualified Non-Residents. Children under the age of 12 years must be accompanied by an adult at all times.

**Section 2. Admission to Facilities: Access Codes; Access Decals; Parking: Boat Trailers; Temporary Permit.**

- (a) Motor Vehicles, boats and jet skis: All motor vehicles (including but not limited to automobiles, trucks, recreational vehicles, golf carts – both gas combustion and battery operated, motorcycles and ATV's), boats and jet skis entering or parked in the facilities shall have a prominently displayed valid and current LPE access decal or valid and current temporary access permit, unless the motor vehicle, boat or jet ski is owned by a guest of a resident or qualified non-resident.
- (b) Golf Carts: All golf carts operating on LPEISD property must be properly registered with LPEISD and must have a valid access decal on them at all times. No one under the age of 15 may operate a golf cart on LPEISD property and those operating golf carts on LPEISD property must do so in compliance with F.S. 316.212 (2023) and LPEISD Golf Cart Policies and Rules of Operation.
- (c) Pedestrian Access: All pedestrians entering the facilities shall have proper identification.
- (d) Access Codes: Access codes, cards and keys to the facilities are for use by LPE staff, law enforcement officers, emergency services providers, Residents and Qualified Non-Residents only and may not be loaned out, transferred or sold to anyone. Any Resident and/or Qualified Non-Resident who gives, loans or sells their access cards to Non-Residents, who then in turn use that access card to access LPE facilities or parks without a Resident or Qualified Non-Resident accompanying them, shall have their access card immediately suspended. A Resident or Qualified Non-Resident whose access card is suspended for a violation of this provision may appeal their access card suspension at the next regularly scheduled monthly meeting of the LPEISD Board of Supervisors.

(e) Access Decals, Parking and Temporary Permits: Access Decals and Temporary Permits shall be issued by the District Manager, his (or her) designee or any member of the Board of Supervisors. Access Decals and temporary Permits are for the use of LPE staff, local, state and federal law enforcement officers, emergency services providers, Residents and Qualified Non-Residents or any person or organization having written consent of the District Manager.

(f) Parking:

(1.) Motor Vehicles: Parking is allowed in designated parking areas only. All motor vehicles parking in the designated handicapped parking must visually display the legal handicap parking signage.

(2.) Boat Trailers: Boat Trailers must be parked in the designated trailer parking area.

(3.) Blocking Access: Motor vehicles and boat trailers may not block driveways and access points.

(4.) Non-residents: Motor vehicles and boat trailers owned by non-residents who are not guests of residents or qualified non-residents, may not be parked on LPEISD property unless authorized by the LPEISD Board of Supervisors.

(5.) Violations: Any motor vehicle or boat trailer parked outside designated parking areas, or that is owned by a non-resident who is not a guest of a resident or qualified non-resident, is subject to being towed at owner's expense.

(6.) Parking and Overnight Parking: No person shall park a motor vehicle or boat trailer in areas of the park other than those designated by the LPE as parking areas. Motor vehicles and boat trailers may not be parked overnight in any LPE park without the express written permission of the LPEISD Board of Supervisors. Motor vehicles left overnight in violation of this regulation may be ticketed and/or towed at owner's expense. However, in the case of an emergency any member of the LPEISD Board of Supervisors may authorize overnight parking within LPEISD property.

(7.) Special Permission: The LPEISD Board of Supervisors and the District's management company shall have the authority to grant special permission for motor vehicles to park in violation of these rules and regulations provided such parking is part of special events, activities or construction projects approved by the LPEISD Board of Supervisors.

(g) Commercial Vehicles: No person shall park or stand a commercial vehicle in LPE facilities without Express Permission. The prohibition on commercial vehicles contained in this section shall not apply to such vehicles when they are delivering

services, merchandise, or materials to the facility. Commercial vehicle shall mean any vehicle with a gross vehicle weight of 10,000 or more pounds.

(h) Temporary Permit: Any person, or organization in good standing with the State of Florida, may petition the LPE Board of Supervisors for a temporary permit to use the facilities, provided, however, said petition is submitted in writing, is approved by a majority of at least three (3) members of LPE Board of Supervisors at a regular monthly meeting of the Board of Supervisors and identifies the time, date, location, and purpose of the event and proof of insurance is provided, naming LPE as an additional insured, as follows.

(1) General Liability Insurance: Each petitioner shall have in effect and maintain during the period of the permit, insurance with companies authorized to do business in Florida, with an A.M. Best rating of B+ (or better), Class VI (or higher) Commercial General Liability Insurance with a minimum limit of coverage no less than one million dollars (\$1,000,000.00) for each occurrence, which shall include the following coverages:

- a. Premises/ Operations Liability
- b. Products/ Complete Operations
- c. Personal/ Advertising Injury
- d. Contractual Liability
- e. Independent Contractors Liability
- f. Medical Payments Five Thousand Dollars (\$5,000) coverage limit.

(2) Additional Endorsements: As may be applicable to a particular event, one (1) or more of the following endorsement(s) shall be required:

- a. Hazardous Materials Endorsement: A hazardous materials endorsement shall be required for any activities involving the use of hazardous materials. Said endorsement shall provide a coverage limit of no less than two million dollars (\$2,000,000.00) combined single limit occurrence and annual aggregate with no deductible.
- b. Animal Endorsement: An animal endorsement shall be required for any activities involving pony rides, petting zoos and other related activities with non-domestic household pets. Said endorsement shall provide a coverage limit of no less than two million dollars (\$2,000,000.00) for each occurrence and annual aggregate with no deductible.
- c. Carnival Endorsement: A carnival endorsement shall be obtained for activities involving carnival type rides, bungee jumps, trampolines, orbital rides and related rides and attractions commonly associated with a fair or carnival. Said endorsement shall provide a coverage limit of no less than five million dollars (\$5,000,000.00) for each occurrence and annual aggregate with no deductible.

- d. **Boats and Planes Endorsement:** A boats and plane endorsement shall be obtained for events involving the use of motorcycles, powered model cars, boats, planes, non-standard personal cars and jet or inducted fan propulsion watercraft. Said endorsement shall provide a coverage limit of no less than two million dollars (\$2,000,000.00) for each occurrence and annual aggregate with no deductible.
- e. **Garage Keepers Liability Endorsement:** A garage keepers and liability endorsement shall be obtained for events that include valet parking service. Said endorsement shall provide a coverage limit of no less than five hundred thousand dollars (\$500,000.00) per occurrence and per location for ACV comprehension and collision.

**Section 3. Park Hours of Operation:** All facilities are deemed closed at sunset and open no more than 1 hour before sunrise. Vehicles in the park after dark are subject to towing, at owner's expense. Individuals in the park after dark are subject to trespassing laws and arrest by the Pasco County Sheriff's Department.

**Section 4. Guests:** Residents and Qualified Non-Residents are responsible for the activities of their guests and must remain on park property with their guests.

**Section 5. Gated Facilities:** All gates are to be locked after entering or exiting the park. Gates will remain open only when a security guard, LPE park operator, or LPE Board member, are present.

**Section 6. Alcohol:** Alcoholic beverages of any kind are prohibited within LPE parks, unless authorized by Express Permission.

**Section 7. Glass Containers:** Glass containers of any kind are prohibited within LPE parks, unless authorized by Express Permission.

**Section 8. Fires:** No person shall start or use a fire within a park except within facilities provided or approved by the LPE for this purpose.

**Section 9. Dangerous Devices, Fireworks:** No person shall operate in any LPE park any device or undertake any activity which will cause a projectile to be loosed or propelled which could injure a person or animal or damage property unless the person is operating the device or engaging in the activity in accordance with established park practices as part of an LPE expressly permitted activity. Activities and devices restricted under this provision include but are not limited to: fireworks, the hitting of golf balls, and the operation of a bow and arrow, crossbow, taser, spear, slingshot, dart device, or other similar device designed for high-speed missile projection. Fireworks of any kind are prohibited, unless authorized by Express Permission.

**Section 10. Domestic Animals:** Service Animals Exemption. No person shall have in his or her custody within any LPE park any animal, leashed or otherwise. Properly permitted service animals

as per ADA and F.S. 413.08 are exempt from this regulation and shall be permitted in all LPE parks. Emotional support animals, as defined in F.S. 760.27, are not service animals and are prohibited in all LPE parks.

**Section 11. Business Activities, Soliciting and Advertising:**

- (a) Business Activities: No person shall sell or make an offer to sell goods or services or conduct business activities within a park without the express permission of the LPE.
- (b) Solicitation: No person shall solicit monetary valuable contributions from others in any LPE park without the express written permission of the District Manager.
- (c) Advertisements: No person shall advertise goods, services or events within a park without the Express Permission of the Lake Padgett Estates ISD. For the purposes of this regulation, advertisements include, but are not limited to: 1.) the distribution or posting of handbills, flyers, coupons or public announcements; or 2.) signs mounted on vehicles.

**Section 12. Park Pavilions:** Pavilions are available for use by Residents, Qualified Non-Residents and their guests on a first-come first serve basis, unless previously reserved. Reservations for the pavilions can be obtained by completing a Reservation Request Form. Forms may be obtained on the LPE Website or by contacting the District Manager or PE Staff at one of the park guard shacks during hours of operation. A party or event of 25 or more persons desiring to use a pavilion must secure an advance reservation.

**Section 13. Boats:**

- (a) 3 Boats per Party: A total of three (3) boats are allowed per party, one of which can be guest boats. Each personal watercraft (PWC) shall count as one boat. All violators will be asked to leave.
- (b) Boat and Watercraft Safety: All boaters must operate their craft in a safe manner and shall comply with all Coast Guard, Marine Patrol, Wildlife Game and Commission regulations. The operation of any boat or personal watercraft (PWC) within the designated swim areas is prohibited. Water skiers must maintain a 75 foot clearance of the designated swim areas at all times. Launching boats or PWC's from areas other than the designated boat ramp area is prohibited. For safety reasons and proper etiquette, it is recommended that all watercraft circle in a counter-clockwise rotation while in operation on the lakes.
- (c) Power Loading: Power loading of boats on Lake Padgett Estates ISD ramps is prohibited.

- (d) Boat Trailers: Boat trailers must be parked in the designated trailer parking areas only.

**Section 14. Swimming:** Swimming is allowed in designated swim areas only. Boat launch and water ski areas are off limits to swimmers. Swim at your own risk, LPEISD does not provide lifeguard services. Scuba Diving is prohibited. Alligators occur in all water bodies of Florida, the lakes and ponds within LPEISD are no exception.

**Section 15. Motor Vehicles and Traffic:**

- (a) Speed Limit Where None is Posted: Where no speed limit is posted, no person shall operate a motor vehicle within a park at a speed greater than 10 miles per hour.
- (b) Prohibited Vehicles: No person shall operate within a park a motorized vehicle not licensed for regular use upon public highways, excluding motorized carts furnished, approved and operated by LPE Staff.
- (c) No person shall operate within a park a farm tractor or other farm machinery or a type of vehicle used primarily for earth-moving operations, whether or not licensed for regular use upon public highways, without the Express Permission of the LPE.
- (d) Motorized Wheelchairs and Assistive Devices: Motorized wheelchairs and other motorized assistive devices for mobility impaired persons are permitted in all areas where pedestrian access is permitted, unless otherwise posted by the LPE.
- (e) Off-Road Vehicle Operation: No person shall operate any type of motorized vehicle in areas of a park other than established paved roadways, parking areas and boat ramps without the Express Permission of the LPE.

**Section 16. Public Gathering:** No person shall organize or engage in a public gathering of more than fifty (50) persons in a park without the Express Permission of the LPE. For the purposes of these regulations, “public gathering” shall be defined as demonstrations, picketing, speeches, vigils, parades, ceremonies, meetings, rallies, entertainment, games, shows, concerts, picnics, weddings and all other forms of public assembly.

**Section 17. Rest Rooms and Facilities: Prohibited Activity**

- (a) Harassment and Intimidation: No person shall loiter in the vicinity of a rest room, dressing room, or pavilion or park facility with the intent to harass, intimidate or solicit users of such facility.

- (b) Inappropriate Behavior: No person shall engage in inappropriate behavior in rest rooms, changing rooms, pavilions or park facilities. For the purpose of these regulations, inappropriate behavior includes, but is not limited to: vandalism, graffiti, destruction of property, sexual activity, use of controlled substances, sleeping, loitering, washing clothes, bathing in fountains or washbasins – or any activities prohibited by law.

**Section 18. Trespassers:** Anyone found on District park property by LPEISD staff that is not a Resident, Qualified Resident, guest of a Resident or Qualified Resident, or has been properly authorized to access a LPE Park shall be considered a Trespasser and LPE staff shall immediately demand that they vacate the premises and remove their vehicle(s) and/or equipment from District park property. If the Trespasser refuses to immediately leave the park LPE staff shall immediately contact the Pasco County Sheriff's Office and report the trespass.

### **Article III. Rules Enforcement**

**Section 1. Compliance:** With the exception of the enforcement provisions contained within Article II, Section 6 (c.), any person not in compliance with the rules set forth herein shall be in violation and subject to the following enforcement procedures.

- (a) Resident, Qualified Non- Resident First Incident Violation: The District Manager shall cause a "Park Rules Violation Warning Letter" to be delivered to the address of record, by certified mail/return receipt of the Resident or Qualified Non-Resident that violated the park rule(s). Said letter shall at minimum, identify the person whom violated the rules, date, time, location and nature of violation by the Resident or Qualified Non-Resident or their guest and advise that a subsequent violation of any rule within one (1) year will result in the automatic suspension or park privileges. Said letter shall be in a form approved by District Counsel. In the event of a criminal act on District property or destruction of District property by a resident or Qualified Non-Resident, which results in a legal conviction of said Resident or Qualified Non-Resident, park privileges will immediately be suspended and notice sent pursuant to Paragraph (b) below.
- (b) Resident, Qualified Non-Resident Subsequent Incident Violation: In the event that a Resident or Qualified Non-Resident or their guests violate any park rules after having been issued a warning letter within one (1) year after receipt of such warning letter, the District Manager shall cause a "Park Rules Violation and Suspension of Privileges Notice: to be delivered to the address of record, by certified mail/return receipt of the Resident or Qualified Non-Resident that violated the park rule(s). If the Notice of Violation is not accepted by the Resident or Qualified Non-Resident, it shall be deemed served on the date of mailing when mailed to the address of record for owner of the property.

Said Notice shall identify the violator, date, time, location and nature of violation by the Resident or Qualified Non-Resident or their guest and shall



further advise that all park privileges or said Resident or Qualified Non-Resident are suspended for a period of up to one (1) year from the date of receipt of the Notice of Violation as follows: The first violation will result in a 3-month suspension, the second violation within a year will result in a 6-month suspension; a third violation within a year will result in a 1-year suspension. It shall further state that said Resident or Qualified Non-Resident may request a hearing before the Board of Supervisors for the purpose of contesting the Notice of Violation and seeking reinstatement of park privileges.

A request for Hearing must be filed with the District Manager in writing no later than 15 days after the date the Notice of Violation was received, together with payment of the appropriate administration fee. Upon receipt of a Request for Hearing, the District Manager shall schedule the matter for hearing at the next regular meeting of the Board of Supervisors, provided, however, that the suspension of park privileges shall remain in effect during the appeal period. At said meeting the Board of Supervisors shall take testimony from the party subject of the Notice and review the matter de novo. The Board may reinstate park privileges upon a showing of good cause.

**Section 2. Reinstatement of Park Privileges:** Any resident or Qualified Non-Resident may petition the Lake Padgett Estates ISD Board of Supervisors for reinstatement of park privileges at any time and shall pay the appropriate administrative fee. A petition for reinstatement shall be submitted to the District Manager, whom, upon receipt, shall schedule the matter for the Board of Supervisors review at the next regularly scheduled meeting of the Board. Said petition shall at minimum, identify the name of the Petitioner, their agent-of-record, if any; the date when the suspension was effective; and a statement explaining why park privileges should be reinstated. Each petitioner shall appear before the board to present their request for reinstatement **and must show possession of their card**. The Board may reinstate park privileges upon a showing of good cause.

**Section 3. Fees:** The LPE Board of Supervisors shall establish the fees prescribed herein by Resolution in such manner as prescribed in F.S. Chapter 190.

End of Rules