

RESOLUTION 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT'S USER RATES FOR THE USE OF THE DISTRICT'S RECREATION FACILITIES.

WHEREAS, the Panther Trails Community Development District (hereinafter the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida; and

WHEREAS, chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District maintains certain recreation facilities; and

WHEREAS, pursuant to section 190.035, Florida Statutes, the District is authorized to prescribe, fix, establish and collect rates, fees, rentals or other charges, for the facilities and services furnished by the District; and

WHEREAS, pursuant to section 190.011(5), Florida Statutes, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, the District has complied with the provisions of chapters 120 and 190 of the Florida Statutes and conducted a public hearing to address a proposed rule establishing rates for the use of the District's amenity facilities;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT:

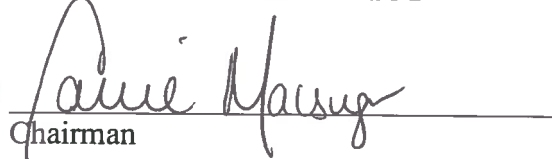
1. The rates set forth in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; (iii) rates at other comparable facilities; (iv) other factors affecting the use of the facilities furnished; and, (v) the testimony and other relevant information provided at the public hearing.
2. The rules setting the rates for the use of the District's recreation facilities, as set forth in **Exhibit A**, are imposed for the purposes of, among other things, providing revenues to maintain the operation and maintenance of the facility, and are hereby ratified, approved and confirmed.

PASSED AND ADOPTED THIS 13 DAY OF October, 2016.

Attest:

**PANTHER TRAILS COMMUNITY
DEVELOPMENT DISTRICT**



Assistant Secretary

Chairman

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

FACILITY RENTAL POLICIES FOR
The Club at Carriage Pointe

Residents may reserve for rental certain portions of the Amenity Center for private events. Only one (1) room or portion of the facility is available for rental during regular hours of operation and reservations may not be made more than four (4) months prior to the event. Persons interested in doing so should contact the Amenity Center regarding the anticipated date and time of the event to determine availability. Please note that all the facilities are unavailable for private events on the following holidays:

Non Residents may reserve the main room of the Amenity Center for private events for rental during regular hours of operation and reservations may not be made more than three (3) months prior to the event. Persons interested in doing so should contact the Amenity Center regarding the anticipated date and time of the event to determine availability. Please note that all the facilities are unavailable for private events on the following holidays:

New Year's Day	Father's Day
Easter Sunday	Labor Day
Mother's Day	Thanksgiving
Memorial Day	Christmas Eve
July 4 th	Christmas Day
New Year's Eve	

The pool and pool deck area of the facilities are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Resident renting any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

Reservations: Residents and Non-Residents interested in reserving a room must submit to the Amenity Center Office a completed Facility Rental Application. At the time of approval, the fees associated with the rental **must** be submitted to the Amenity Center Office in order to reserve the room. One payment should be in the amount of One Hundred Dollars (\$100.00) for Residents and Two Hundred Dollars (\$200.00) for Non Residents for the room rental fee and the other payment should be in the amount of Two Hundred Dollars (\$200.00) for Residents and (\$300.00) for Non-Residents as a deposit.

All checks and money orders (Non-Residents must pay with either a money order or cashiers check) are made payable to the **Panther Trails CDD** (no cash is accepted).

The Amenity Center Office will review the Facility Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

Available Facility: The Activities Center is available for private rental (capacity; rental fee established by rule, time frame available) for up to five (5) total hours, including set up and post-event cleanup.

Deposit: As stated previously, deposit in the amount of Two Hundred Dollars (\$200.00) for Residents and (\$300.00) for Non-Residents is required by the time the reservation is approved. To receive a full refund of the deposit, the following must be completed:

- Ensure you are present for the duration of the rental.
- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops, chairs and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, microwave oven, and all cabinets and appliances used.
- Clean any windows, doors, and mirrors in the rented room.
- Sweep, vacuum and mop floors.
- Ensure that no damage has occurred to the Amenity Center and its property.

**General
Policies:**

- Rental Lease Holders are responsible for ensuring that their guests adhere to the policies set forth herein. Violations by guests of District policies will lead to forfeiture of Rental Lease Holder's deposit.
- Facility & room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but are not limited to:
 - Event Cancellation & Closure
 - Access Restrictions
 - Parking Enforcement & Towing

- The Rental Lease Holder will be responsible for any and all monetary citations and fines that may be received by the District for such a violation.
- This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.