

CHAPTER 3

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1. PURPOSE AND EFFECT

The purpose of this Rule is to adopt certain rates, fees, and charges for the use of Harmony Community Development District (“CDD” or “District”) owned and maintained facilities. The effect of this Rule is to broaden responsibility for District Recreation Facilities.

2. NECESSITY

Fairness in usage and benefits dictates the adoption of a uniform and comprehensive set of rates, fees, and charges applicable to the use of District Recreation Facilities for activities which exceed those of normal usage by Residents of the Harmony community.

3. AUTHORITY

Pursuant to the authority in Section 190.011(10), Florida Statutes, and as may be provided by resolutions adopted and amended by the Board of Supervisors at publicly noticed meetings, the District may collect Special Event fees necessary for the conduct of District activities and services.

4. RATES, FEES, AND CHARGES

4.1 Non-Resident Membership Fee

There are currently defined two categories of membership in Harmony: **Resident** and **Non-Resident**. A person who is not a Resident of Harmony may purchase a **Membership** in the District, and thereby gain Resident level access to all District Facilities, by making an annual payment of \$1,000 for a family of four, and \$250.00 for each additional person. This fee amount is intended to be equivalent to the non-ad valorem assessments paid by District property owners for similar annual use of District Facilities.

4.2 Special Event Usage Fee Schedule

A tabular list of fees and allotted time periods that are applicable to Reserved Use of District Recreation Facilities is contained in **Appendix 2**. For specific rules regarding a particular type of Special Event Reservation, refer to **Chapter 4, Sections 8 and 9**.

4.3 Special Event General Provisions

4.3.1 The fees of **Section 4.2** are applicable to group and individual users of District Recreation Facilities, including but not limited to the following:

- (A) For-profit and non-profit organizations;
- (B) Individuals who do not currently possess a valid photo ID Access Card, pursuant to the conditions and procedures of **Chapter 4, Section 3**;
- (C) Any Resident who reserves a facility while acting on behalf of a for-profit business or a non-profit organization.
- (D) Any Resident who exceeds his or her allotment of free reservations for any given facility, per **Section 4.3.4**.

- 4.3.2 Maximum reserved-use times include setup and takedown time. Failure to vacate the premises more than fifteen (15) minutes after the maximum time allowed may result in loss of the security deposit.
- 4.3.3 All Special Event reservations require a security deposit of \$250, in addition to all fees designated in the Fee Schedule of **Section 4.2**.
- 4.3.4 Residents are permitted two (2) free (exclusive of the security deposit) reservations per year per facility, which are time-bounded per **Section 4.2**.
- 4.3.5 Reserved use of District Sport Facilities (SVB fields and courts) by non-resident organizations shall, in the aggregate, not exceed 50% of available use, nor more than three (3) days per week.
- 4.3.6 Exclusive reserved usage of the entire area of a District Swimming Pool Facility is prohibited. Holders of valid photo ID Access Cards shall, at all times, have access to the pool areas during normal operating hours.
- 4.3.7 Rental of the Buck Lake Fishing Piers only applies to the pier on the west side of the Buck Lake Boat Dock structure and the two walking path piers.
- 4.3.8 Once a Reservation is accepted and scheduled, all usage fees assessed per **Section 4.2** are non-refundable (the security deposit of **Section 4.3.3** is refundable).

4.4 Waivers and Reductions of Fees

The District reserves the right to waive or reduce reservation fees and/or deposits on a case-by-case basis, and shall accomplish this by a motion of the Board of Supervisors at a publicly advertised meeting.

4.5 Rental Facilities Rate Schedule

In addition to the short-term (per hour), “Event” based usage of Recreation Facilities cited in **Section 4.2**, the District owns and maintains two long-term (per year), “User Supported” Public Facilities which are operationally administered by the HROA (Harmony Residential Owners Association). These consist of: (1) a **Vehicle Storage** Area; & (2) a **Community Garden** Area. The tabular lists of fees that are applicable to the Rental of space in these Public Facilities are also contained in **Appendix 2**. To assure that these facilities are self-sustaining, the rental fees for each are subject to yearly review and revision as necessary.

Chapter 3

Specific Authority: 190.035, 190.011(5), 120.54
 Law Implemented: 190.035, 190.011(5)