

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

www.NatureWalkCDD.org

General Policies

Adopted August 11, 2022

**Mail to:
NatureWalk CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614**

DEFINITIONS

“Board of Supervisors” or “Board” – shall mean the NatureWalk Community Development District’s Board of Supervisors.

“District” – shall mean the NatureWalk Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“CDD” – shall mean the NatureWalk Community Development District.

“NatureWalk” – shall mean the NatureWalk Community Development District.

“Property Owner” – shall mean that person or persons having fee simple ownership of land within the NatureWalk Community Development District.

The Board of Supervisors reserves the right to amend or modify these policies when necessary.

GENERAL POLICIES FOR NATUREWALK PROPERTY AND COMMON AREAS

The District owns and maintains various areas throughout its boundary including but not limited to stormwater lakes, landscape tracts, streetlights, roadways, alleyways, bridges, certain easements, and common areas such as green spaces and boardwalks (the “Common Areas”). The Common Areas shall be used only for their intended purpose and as contemplated herein.

- (1) All persons using the common areas located on NatureWalk property do so at their own risk and agree to abide by the rules and policies of the use of the Common Areas.
- (2) Usage of the Common Areas is on a first-come, first-serve basis.
- (3) *Hours:* Common Areas are available for use from dawn to dusk.
- (4) All pets must be under direct control at all times, whether by leash or other methods in accordance with Walton County ordinances. Pet owners shall clean up all pet waste and dispose of such waste in the proper trash receptacles. Disposing of pet waste in trash receptacles not intended for pet waste is prohibited.
- (5) All trash or debris must be disposed of by the user. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- (6) Take down all decorations or event displays and otherwise restore the space to its pre-use condition to the satisfaction of the District.
- (7) Inflatables, including but not limited to bounce houses and slides are not permitted on any Common Area without the prior written approval of the District. Approval may only be granted by the District’s Board of Supervisors (present request to the District Manager’s Office fourteen (14) days in advance of the meeting) and will be contingent upon providing proof of insurance with the District named an additional insured.
- (8) Open flames are prohibited.
- (9) Activities or uses that unnecessarily place the general public at risk and/or detract from the family orientation of the greenspace, such as foul language, horseplay, and other disturbing or dangerous behavior, are strictly prohibited.
- (10) Use of fireworks of any kind is prohibited anywhere on District property.
- (11) No vehicular traffic, including LSV’s, golf carts, or off-road vehicles (including ATV’s) is allowed on any District greenspaces or boardwalks.
- (12) Recreational equipment, including, but not limited to playgrounds, trampolines, swing sets, above-ground pools, toys, etc., is prohibited on all property owned, maintained or operated by the NatureWalk Community Development District.

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FITNESS STATIONS

Please note that the Fitness Stations are unattended and persons using them do so at their own risk. Persons interested in using these are encouraged to consult with a physician prior to using the facility.

- (1) *Hours:* For your safety, it is encouraged to use these facilities from dawn to dusk.
- (1) *Emergencies:* All emergencies and injuries must be reported to the District Manager at 850-334-9055, after first reporting to the appropriate emergency services.
- (2) *Proper Attire:* Attire proper for the activity is to be worn at all times.
- (3) *Reservations:* The Fitness Stations are available on a first come, first serve basis.
- (4) *General Policies:* Minors should be accompanied by an adult to use the Fitness Stations. Horseplaying, jumping from, or other non-standard use of the Fitness Stations is prohibited.

FISHING POLICY

Fishing in any pond within the NatureWalk Community Development District is discouraged. NatureWalk ponds are stormwater retention ponds. The purpose of the ponds is to help facilitate the District's NatureWalk water system for run-off and overflow for flood and water runoff management. Some, but not all, also contain electrical pumps used for volume management.

Lake, Pond, and Bridge Policy

Please note that the following is for your safety, the integrity of District infrastructure, and the legal protection of the District:

- (1) Swimming (including pets) in any ponds or other bodies of water on NatureWalk property is prohibited.
- (2) Watercraft of any kind, including floats and inner tubes in any ponds or other bodies of water on NatureWalk property are prohibited.
- (3) Jumping, diving, or climbing on/from any bridge located on NatureWalk property is prohibited.
- (4) Jumping, climbing, or walking on/along any pond fences or bulkheads located on NatureWalk property is prohibited.
- (5) Attaching any materials of any type to any pond fences or bridges located on NatureWalk property is prohibited.
- (6) Feeding wildlife (alligators, otters, etc.) in any ponds or other bodies of water on NatureWalk property is prohibited.
- (7) Disposing of foreign materials in any ponds or other bodies of water on NatureWalk property is prohibited. Examples of foreign materials include, but not limited to: tree

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branches, paint, cement, oil, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may detrimental to the pond environment.

- (8) The ponds within NatureWalk act to address water quality and flood control for the community. Cutting, removing, or otherwise disturbing littoral shelves/plantings around or in any pond on NatureWalk property is prohibited. (These special wetland/aquatic plantings are required to provide and act as a filter which improves water quality and stabilize shorelines.)
- (9) Except by as conducted by authorized District contractors, vendors, or personnel, no materials, chemicals, discharges, or equipment may be added or discharged into any District pond. Examples of prohibited actions include but are not limited to: self-treatment or any actions intended to manage, affect, or influence the ponds, their water quality, or any flora or fauna therein (including through use of chemicals or natural agents); installation or addition of fountains, aerators, or any other equipment; or allowing any non-natural discharge into District ponds.

Boardwalk, Trail, and Pathway Policy

Please note that the boardwalks, trails, and pathways on NatureWalk property are unattended and persons using them do so at their own risk. (also see “Loss or Destruction of Property or Instances of Personal Injury”)

General Policies:

- (1) *Hours:* For your safety, facilities are only open for use from dawn to dusk.
- (2) *Emergencies:* All emergencies and injuries must be reported to the District Manager at 850-334-9055, after first reporting to the appropriate emergency services.
- (3) For your safety, please stay on the boardwalk, trail, or pathway at all times.
- (4) Properly dispose of all trash.
- (5) Do not attempt to feed, handle, or touch wildlife.
- (6) Keep pets on leashes at all times.
- (7) No smoking, fires, or camping.
- (8) No person shall willfully mark, deface, spray-paint or disfigure trail property.
- (9) Protecting the natural habitat and wildlife is paramount to everyone.

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Natural Buffer Areas Policy Statement

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments as it pertains to natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees is left to fulfill its role in nature's process.

Trees, within or immediately adjacent to these areas, that have died or are unhealthy and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing written permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including but not limited to Walton County, NFWFMD, and the DEP. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Walton County, NFWFMD, and/or DEP. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary up to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. Unless otherwise approved in accordance with the foregoing policy, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

The above policy statement may be amended as the District Board of Supervisors deems necessary.

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Loss or Destruction of Property or Instances of Personal Injury

Each person using Common Areas or other NatureWalk property is solely responsible for his or her personal property. The District and its contractors shall not be responsible for the loss or damage to any personal property used or stored on the Common Areas or other NatureWalk property. Personal property left unattended for greater than twenty-four (24) hours will be considered abandoned and may be disposed of by the District.

No person shall remove, alter, deface, or otherwise damage property belonging to the District or its contractors without proper authorization. Each person using the Common Areas or other NatureWalk property shall be liable for any property damage and/or personal injury, caused by the person.

The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, shall do so at his or her own risk, and shall hold the NatureWalk Community Development District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or operator, officers, employee, representative, contractor or agent, then said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit"(including court costs and attorney's fees through all appellate proceedings).

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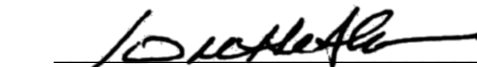
The above polices were adopted by the Board of Supervisors for the NatureWalk Community Development District on this 11th day of August, 2022.

ATTEST:

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**



Secretary Assistant Secretary



Chairman/Vice-Chairman, Board of Supervisors

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